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A SUPPLEMENT TO CONSTRUCTION REVIEW

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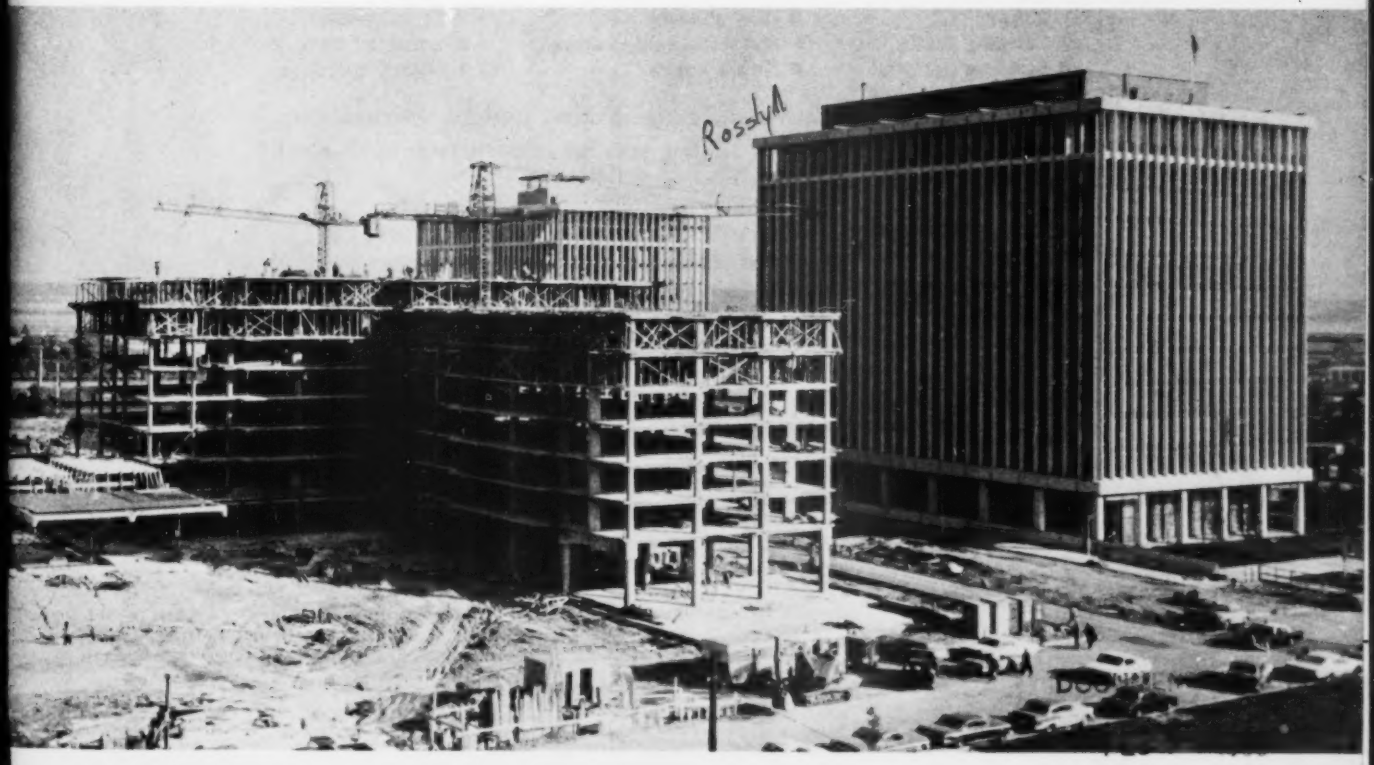

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Construction Statistics 1915–1964

A SUPPLEMENT TO CONSTRUCTION REVIEW

U.S. DEPARTMENT OF COMMERCE

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January 1966

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FOREWORD

This supplement to Volume 11 of *Construction Review* incorporates in one book a comprehensive series of available historical statistics on construction in the United States. The construction-put-in-place data cover the period 1915 through 1964.

The information in this publication serves to complement the current statistics appearing regularly in *Construction Review.* The numerous revisions and improvements that have been made in the information developing techniques are also reflected herein.

Basic definitions of the terms of reference used and explanations of methodology are provided in Appendixes A and B.

This volume was prepared in the Building Materials and Construction Industries Division, Lee N. Blugerman, Director, under the direction of Aaron Sabghir, editor of *"Construction Review."* The statistical presentations were planned by Nathan Rubinstein, who was assisted in their compilation by Lucille Griffin. The explanatory text--Appendixes A and B--was prepared by Heather Campbell.

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SECTION I.—CONSTRUCTION PUT IN PLACE

Table 1.–Total Construction Put in Place in the United States,* 1915-64

[Millions of dollars]

Year	Total construction activity	New construction			Maintenance and repairs[1]
		Total	Private	Public[1]	
1915	4,973	3,262	2,543	719	1,711
1916	5,657	3,849	3,141	708	1,808
1917	6,496	4,569	3,290	1,279	1,927
1918	7,365	5,118	2,880	2,238	2,247
1919	8,857	6,296	4,320	1,976	2,561
1920	9,731	6,749	5,397	1,352	2,982
1921	8,867	6,004	4,440	1,564	2,863
1922	10,607	7,647	5,963	1,684	2,960
1923	12,541	9,332	7,710	1,622	3,209
1924	13,787	10,407	8,506	1,901	3,380
1925	14,972	11,439	9,301	2,138	3,533
1926	15,833	12,082	9,938	2,144	3,751
1927	15,960	12,034	9,625	2,409	3,926
1928	15,618	11,641	9,156	2,485	3,977
1929	14,994	10,793	8,307	2,486	4,201
1930	12,615	8,741	5,883	2,858	3,874
1931	9,659	6,427	3,768	2,659	3,232
1932	6,114	3,538	1,676	1,862	2,576
1933	5,357	2,879	1,231	1,648	2,478
1934	6,662	3,720	1,509	2,211	2,942
1935	7,377	4,232	1,999	2,233	3,145
1936	10,292	6,497	2,981	3,516	3,795
1937	10,894	6,999	3,903	3,096	3,895
1938	10,864	6,980	3,560	3,420	3,884
1939	12,176	8,198	4,389	3,809	3,978
1940	12,801	8,682	5,054	3,628	4,119
1941	16,442	11,957	6,206	5,751	4,485
1942	18,676	14,075	3,415	10,660	4,601
1943	13,299	8,301	1,979	6,322	4,998
1944	10,575	5,259	2,186	3,073	5,316
1945	11,905	5,809	3,411	2,398	6,096
1946	22,370	14,308	12,077	2,231	8,062
1947	30,415	20,041	16,722	3,319	10,374
1948	37,879	26,078	21,374	4,704	11,801
1949	38,688	26,722	20,453	6,269	11,966
1950	45,630	33,575	26,709	6,866	12,055
1951	48,751	35,435	26,180	9,255	13,316
1952	50,968	36,828	26,049	10,779	14,140
1953	53,549	39,136	27,894	11,242	14,413
1954	56,088	41,380	29,668	11,712	14,708
1955	62,377	46,519	34,804	11,715	15,858
1956	64,579	47,601	34,869	12,732	16,978
1957	67,059	49,139	35,080	14,059	17,920
1958	67,738	50,153	34,696	15,457	17,585
1959	74,289	55,305	39,235	16,070	18,984
1960	73,178	53,941	38,078	15,863	19,237
1961	75,224	55,447	38,299	17,148	19,777
1962	79,881	59,576	41,707	17,869	20,305
1963	83,295	62,755	43,859	18,896	20,540
1964	n. a.	65,817	45,891	19,926	n. a.

[1]Includes work relief expenditures in the years 1933-43.

n.a.–Not available. *Beginning with data for 1959, estimates include Alaska and Hawaii.

Source: Bureau of the Census, U.S. Department of Commerce.

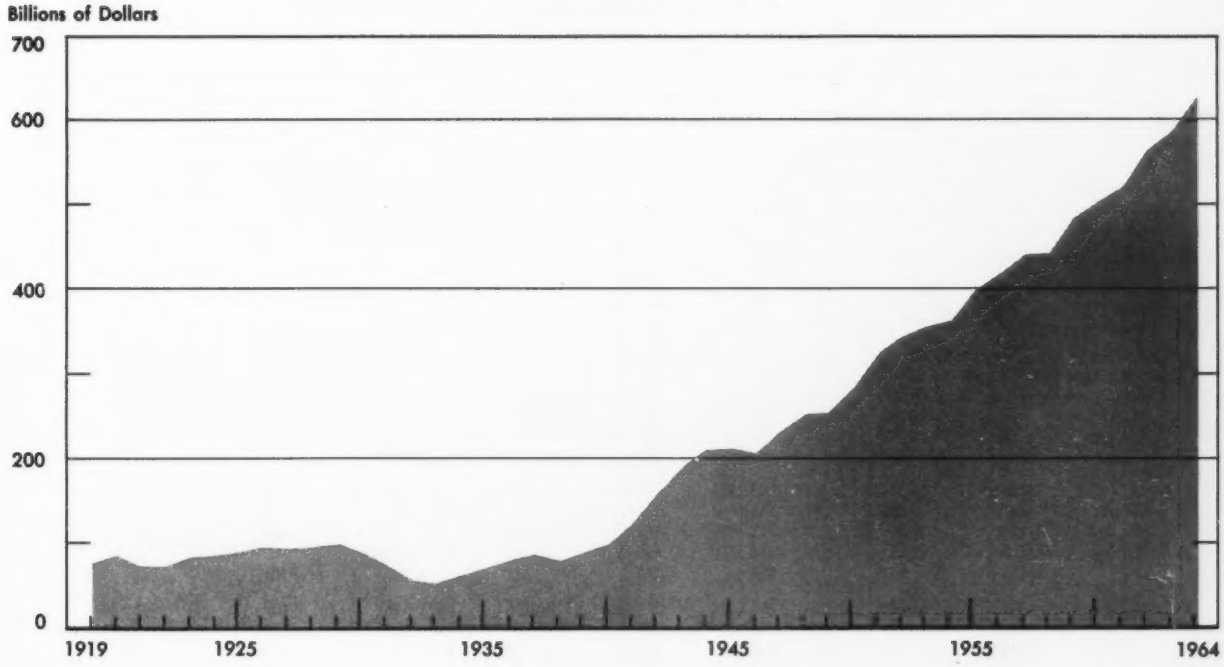
Table 2.–New Construction Put in Place in the United States, by Type, 1915-64

[Millions of dollars]

Year	Total	Private[1]	Public[1]	Private construction					
				Residential buildings (nonfarm)				Nonresidential buildings	
				Total	New housing units	Additions and alterations	Nonhousekeeping	Total	Industrial
1915	3,262	2,543	719	1,220	1,040	140	40	478	197
1916	3,849	3,141	708	1,375	1,170	145	60	716	262
1917	4,569	3,290	1,279	1,190	1,000	125	65	800	364
1918	5,118	2,880	2,238	915	760	110	45	731	449
1919	6,296	4,320	1,976	1,850	1,645	130	75	1,082	621
1920	6,749	5,397	1,352	2,015	1,710	175	130	1,964	1,099
1921	6,004	4,440	1,564	2,105	1,795	185	125	1,434	574
1922	7,647	5,963	1,684	3,360	2,955	200	205	1,457	467
1923	9,332	7,710	1,622	4,400	3,960	210	230	1,697	549
1924	10,407	8,506	1,901	5,060	4,575	230	255	1,675	460
1925	11,439	9,301	2,138	5,515	4,910	250	355	2,060	513
1926	12,082	9,938	2,144	5,600	4,920	270	410	2,513	727
1927	12,034	9,625	2,409	5,160	4,540	290	330	2,534	696
1928	11,641	9,156	2,485	4,770	4,195	315	260	2,573	802
1929	10,793	8,307	2,486	3,625	3,040	340	245	2,694	949
1930	8,741	5,883	2,858	2,075	1,570	305	200	2,003	532
1931	6,427	3,768	2,659	1,565	1,320	175	70	1,099	221
1932	3,538	1,676	1,862	630	485	105	40	502	74
1933	2,879	1,231	1,648	470	290	145	35	406	176
1934	3,720	1,509	2,211	625	380	200	45	456	191
1935	4,232	1,999	2,233	1,010	710	250	50	472	158
1936	6,497	2,981	3,516	1,565	1,210	295	60	713	266
1937	6,999	3,903	3,096	1,875	1,475	320	80	1,085	492
1938	6,980	3,560	3,420	1,990	1,620	295	75	764	232
1939	8,198	4,389	3,809	2,680	2,270	320	90	786	254
1940	8,682	5,054	3,628	2,985	2,560	335	90	1,025	442
1941	11,957	6,206	5,751	3,510	3,040	375	95	1,482	801
1942	14,075	3,415	10,660	1,715	1,440	225	50	635	346
1943	8,301	1,979	6,322	885	710	160	15	233	156
1944	5,259	2,186	3,073	815	570	220	25	351	208
1945	5,809	3,411	2,398	1,276	720	516	40	1,020	642
1946	14,308	12,077	2,231	6,247	4,795	1,307	145	3,362	1,689
1947	20,041	16,722	3,319	9,850	7,765	1,960	125	3,243	1,702
1948	26,078	21,374	4,704	13,128	10,506	2,467	155	3,765	1,397
1949	26,722	20,453	6,269	12,428	10,043	2,200	185	3,383	972
1950	33,575	26,709	6,866	18,126	15,551	2,400	175	3,904	1,062
1951	35,435	26,180	9,255	15,881	13,207	2,484	190	5,279	2,117
1952	36,828	26,049	10,779	15,803	12,851	2,767	185	5,014	2,320
1953	39,136	27,894	11,242	16,594	13,411	2,916	267	5,680	2,229
1954	41,380	29,668	11,712	18,187	14,931	2,960	296	6,250	2,030
1955	46,519	34,804	11,715	21,877	18,242	3,296	339	7,611	2,399
1956	47,601	34,869	12,732	20,178	16,143	3,588	447	8,818	3,084
1957	49,139	35,080	14,059	19,006	14,736	3,769	501	9,556	3,557
1958	50,153	34,696	15,457	19,789	15,445	3,711	633	8,675	2,382
1959	55,305	39,235	16,070	24,251	19,233	4,253	765	8,859	2,106
1960	53,941	38,078	15,863	21,706	16,410	n. a.	865	10,149	2,851
1961	55,447	38,299	17,148	21,680	16,189	n. a.	1,060	10,734	2,780
1962	59,576	41,707	17,869	24,292	18,638	n. a.	1,223	11,526	2,949
1963	62,755	43,859	18,896	25,843	20,064	n. a.	1,341	11,863	2,962
1964	65,817	45,891	19,926	26,507	20,612	n. a.	1,457	12,975	3,303

See footnotes at end of table.

Gross National Product



New Construction Activity

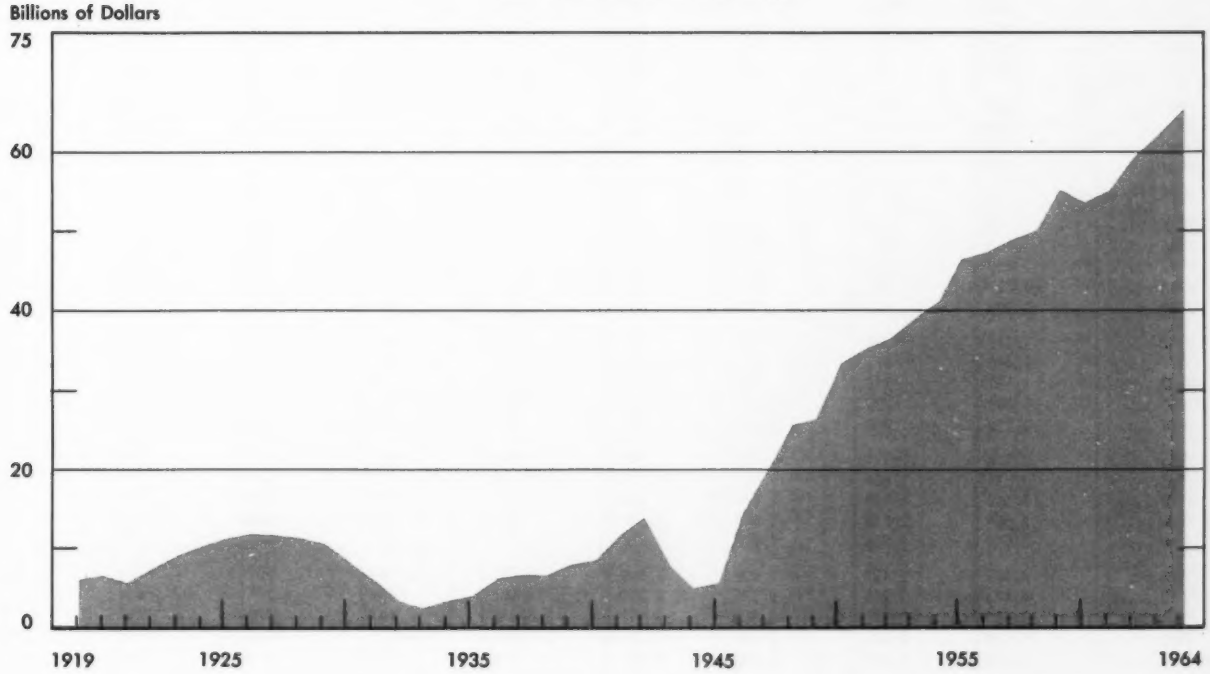


Table 2.–New Construction Put in Place in the United States, by Type, 1915-64–Con.
[Millions of dollars]

Year	Private construction–Con.								
	Nonresidential buildings–Con.								
	Commercial			Other nonresidential buildings					
	Total	Office buildings and warehouses	Stores, restaurants, and garages	Total	Religious	Educational	Hospital and institutional	Social and recreational	Miscellaneous
1915	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1916	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1917	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1918	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1919	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1920	625	258	367	240	55	22	30	104	29
1921	570	258	312	290	71	32	44	119	24
1922	613	286	327	377	103	61	53	132	28
1923	716	292	424	432	117	83	57	128	47
1924	740	304	436	475	130	91	63	131	60
1925	940	357	583	607	165	108	79	199	56
1926	1, 107	393	714	679	177	108	83	255	56
1927	1, 145	409	736	693	179	106	106	252	50
1928	1, 121	451	670	650	168	107	100	224	51
1929	1, 135	619	516	610	147	120	104	173	66
1930	893	596	297	573	135	118	109	148	63
1931	454	276	178	424	87	100	71	123	43
1932	223	117	106	205	45	53	34	60	13
1933	130	44	86	100	22	15	10	34	19
1934	173	66	107	92	21	14	9	33	15
1935	211	75	136	103	28	17	10	34	14
1936	290	111	179	157	34	40	17	54	12
1937	387	137	250	206	44	42	31	73	16
1938	285	95	190	247	51	40	35	97	24
1939	292	81	211	240	48	39	31	100	22
1940	348	91	257	235	59	50	33	67	26
1941	409	123	286	272	62	58	46	72	34
1942	155	62	93	134	31	24	29	30	20
1943	33	14	19	44	6	6	11	7	14
1944	56	17	39	87	11	11	26	17	22
1945	203	56	147	175	26	31	37	27	54
1946	1, 153	352	801	520	76	123	85	125	111
1947	957	338	619	584	126	174	110	99	75
1948	1, 397	496	901	971	251	253	126	224	117
1949	1, 182	476	706	1, 229	360	269	202	262	136
1950	1, 415	529	886	1, 427	409	294	344	247	133
1951	1, 498	671	827	1, 664	452	345	419	164	284
1952	1, 137	515	622	1, 557	399	351	394	125	288
1953	1, 791	739	1, 052	1, 660	472	426	317	163	282
1954	2, 212	958	1, 254	2, 008	593	529	337	228	321
1955	3, 218	1, 311	1, 907	1, 994	734	492	351	239	178
1956	3, 631	1, 684	1, 947	2, 103	768	536	328	275	196
1957	3, 564	1, 893	1, 671	2, 435	868	525	525	311	206
1958	3, 589	2, 013	1, 576	2, 704	863	574	600	424	243
1959	3, 930	1, 954	1, 976	2, 823	947	525	570	550	231
1960	4, 180	2, 121	2, 059	3, 118	1, 013	566	605	688	246
1961	4, 674	2, 398	2, 276	3, 280	1, 003	609	771	616	281
1962	4, 955	2, 570	2, 385	3, 622	1, 036	647	870	768	301
1963	5, 200	2, 932	2, 268	3, 701	1, 007	683	1, 060	622	329
1964	5, 656	3, 222	2, 434	4, 016	995	718	1, 418	535	350

See footnotes at end of table.

Table 2.–New Construction Put in Place in the United States, by Type, 1915-64–Con.
[Millions of dollars]

Year	Private construction–Con.											All other private
	Farm construction			Public utilities								
						Other public utilities						
	Total	Operator dwellings	Other farm construction	Total	Telephone and telegraph	Total	Railroad	Electric light and power	Gas	Petroleum pipe-lines	Local transit	
1915	229	109	120	549	43	506	241	92	41	20	112	67
1916	324	154	170	658	61	597	281	117	70	20	109	68
1917	449	199	250	788	85	703	361	123	45	20	154	63
1918	478	203	275	697	73	624	365	102	26	24	107	59
1919	653	273	380	673	76	597	266	156	56	56	63	62
1920	566	266	300	771	124	647	184	262	78	41	82	81
1921	223	98	125	604	102	502	184	163	66	30	59	74
1922	269	119	150	787	117	670	176	229	139	41	85	90
1923	317	142	175	1,191	158	1,033	361	412	133	53	74	105
1924	298	133	165	1,356	196	1,160	365	463	206	70	56	117
1925	311	141	170	1,302	210	1,092	393	421	171	55	52	113
1926	297	137	160	1,415	227	1,188	491	362	248	36	51	113
1927	355	160	195	1,450	212	1,238	462	362	257	80	77	126
1928	331	156	175	1,372	246	1,126	433	338	212	53	90	110
1929	307	147	160	1,578	354	1,224	510	350	185	97	82	103
1930	193	107	86	1,527	333	1,194	521	377	181	30	85	85
1931	97	59	38	946	166	780	292	225	117	77	69	61
1932	37	24	13	467	87	380	139	109	66	37	29	40
1933	49	29	20	261	45	216	94	59	35	7	21	45
1934	66	36	30	326	47	279	128	66	43	12	30	36
1935	126	61	65	363	52	311	116	87	48	20	40	28
1936	161	76	85	518	67	451	149	139	77	41	45	24
1937	207	100	107	705	102	603	199	218	80	67	39	31
1938	171	79	92	605	92	513	119	267	65	21	41	30
1939	212	106	106	683	93	590	137	303	61	35	54	28
1940	240	145	95	771	122	649	167	311	91	30	50	33
1941	310	182	128	872	179	693	187	305	111	60	30	32
1942	260	135	125	786	155	631	197	255	87	80	12	19
1943	284	121	163	570	61	509	211	144	63	77	14	7
1944	283	108	175	725	83	642	247	163	146	71	15	12
1945	267	100	167	827	117	710	264	245	141	42	18	21
1946	1,161	409	752	1,255	305	950	230	425	197	63	35	52
1947	1,434	554	880	2,126	510	1,616	284	761	394	121	56	69
1948	1,640	702	938	2,776	713	2,063	338	1,016	499	150	60	65
1949	1,570	683	887	2,994	533	2,461	314	1,313	637	157	40	78
1950	1,522	642	880	3,045	440	2,605	269	1,240	859	197	40	112
1951	1,599	665	934	3,357	487	2,870	332	1,315	1,010	173	40	64
1952	1,614	665	949	3,533	570	2,963	414	1,537	710	267	35	85
1953	1,527	619	908	3,973	615	3,358	375	1,805	818	330	30	120
1954	1,425	572	853	3,685	655	3,030	341	1,717	723	224	25	121
1955	1,385	532	853	3,770	805	2,965	321	1,572	922	130	20	161
1956	1,392	529	863	4,361	1,066	3,295	406	1,720	1,031	123	15	120
1957	1,411	537	874	4,908	1,068	3,840	387	2,168	1,116	159	10	199
1958	1,355	514	841	4,688	904	3,784	267	2,291	1,065	156	5	189
1959	1,397	532	865	4,521	951	3,570	218	2,007	1,214	131	(2)	207
1960	1,321	500	821	4,621	1,088	3,533	270	2,026	1,105	132	(2)	281
1961	1,300	488	812	4,335	980	3,355	213	1,886	1,147	109	(2)	250
1962	1,282	482	800	4,330	996	3,334	201	1,899	1,031	203	(2)	277
1963	1,247	468	779	4,596	1,128	3,468	240	2,020	948	260	(2)	310
1964	1,221	457	764	4,850	1,263	3,587	259	2,098	1,064	166	(2)	338

See footnotes at end of table.

Table 2.–New Construction Put in Place in the United States, by Type, 1915-64–Con.
[Millions of dollars]

Year	Public construction						
	Residential buildings	Nonresidential buildings					
		Total	Industrial	Educational	Hospital and institutional	Administrative and service	Other nonresidential buildings
1915	.....	217	(1)	n. a.	n. a.	n. a.	n. a.
1916	.....	207	(1)	n. a.	n. a.	n. a.	n. a.
1917	.....	192	(1)	n. a.	n. a.	n. a.	n. a.
1918	28	199	(1)	n. a.	n. a.	n. a.	n. a.
1919	14	246	(1)	n. a.	n. a.	n. a.	n. a.
1920	.....	283	(1)	190	33	38	22
1921	.....	387	(1)	274	40	51	22
1922	.....	481	(1)	342	60	55	24
1923	.....	481	(1)	346	55	44	36
1924	.....	494	(1)	353	60	39	42
1925	.....	573	(1)	400	61	56	56
1926	.....	603	(1)	399	68	70	66
1927	.....	596	(1)	367	80	84	65
1928	.....	638	(1)	378	108	85	67
1929	.....	659	(1)	389	101	109	60
1930	.....	660	(1)	364	118	128	50
1931	.....	612	(1)	285	110	183	34
1932	.....	415	(1)	130	83	183	19
1933	.....	230	2	52	49	109	18
1934	1	363	11	148	51	87	66
1935	9	328	2	153	38	90	45
1936	61	701	4	366	74	161	96
1937	93	550	2	253	73	143	79
1938	35	672	12	311	97	165	87
1939	65	970	23	468	127	234	118
1940	200	615	164	156	54	149	92
1941	430	1,646	1,280	158	42	105	61
1942	545	3,685	3,437	128	35	56	29
1943	739	2,010	1,870	63	44	15	18
1944	211	1,361	1,230	41	58	11	21
1945	80	937	755	59	85	15	23
1946	374	354	113	101	85	16	39
1947	200	591	96	287	77	36	95
1948	156	1,291	196	618	213	91	173
1949	359	2,049	177	934	458	153	327
1950	345	2,387	224	1,133	499	213	318
1951	595	3,496	974	1,513	527	223	259
1952	654	4,158	1,684	1,619	495	163	197
1953	556	4,350	1,771	1,714	369	181	315
1954	336	4,609	1,506	2,134	333	264	372
1955	266	4,196	721	2,442	300	331	402
1956	292	4,076	453	2,556	300	362	405
1957	506	4,507	473	2,825	354	439	416
1958	846	4,653	408	2,875	390	532	448
1959	962	4,514	368	2,656	428	568	494
1960	716	4,795	407	2,818	401	599	570
1961	842	5,169	472	3,052	369	679	597
1962	938	5,154	422	2,984	397	676	675
1963	782	5,540	458	3,043	453	806	780
1964	781	6,163	400	3,329	509	879	1,046

See footnotes at end of table.

Table 2.–New Construction Put in Place in the United States, by Type, 1915-64–Con.
[Millions of dollars]

Year	Public construction–Con.							
	Military facilities	Highways	Sewer and water systems			Public service enterprises	Conservation and development	All other public
			Total	Sewer	Water			
1915	17	302	106	52	54	40	36	1
1916	21	314	95	46	49	42	28	1
1917	608	320	91	45	46	40	27	1
1918	1,555	296	94	38	56	36	29	1
1919	1,089	429	124	53	71	34	39	1
1920	161	656	153	67	86	39	55	5
1921	49	853	178	78	100	41	52	4
1922	25	876	201	88	113	47	48	6
1923	16	805	203	90	113	45	65	7
1924	9	987	263	108	155	65	79	4
1925	8	1,082	278	133	145	120	73	4
1926	11	1,067	285	145	140	111	61	6
1927	12	1,222	312	174	138	192	63	12
1928	15	1,289	300	183	117	157	72	14
1929	19	1,266	253	127	126	151	115	23
1930	29	1,516	343	142	201	157	137	16
1931	40	1,355	270	114	156	209	156	17
1932	34	958	156	69	87	135	150	14
1933	36	847	95	45	50	65	359	16
1934	47	1,000	173	102	71	55	518	54
1935	37	845	175	101	74	71	700	68
1936	29	1,362	342	230	112	167	658	196
1937	37	1,226	311	209	102	134	605	140
1938	62	1,421	355	235	120	137	551	187
1939	125	1,381	371	243	128	136	570	191
1940	385	1,302	338	184	154	131	528	129
1941	1,620	1,066	252	118	134	141	500	96
1942	5,016	734	169	76	93	85	357	[3]69
1943	2,550	446	107	37	70	49	285	[3]136
1944	837	362	79	26	53	46	163	[3]14
1945	690	398	97	37	60	55	130	11
1946	188	764	194	97	97	84	260	13
1947	204	1,344	351	188	163	141	424	64
1948	158	1,661	535	300	235	164	670	69
1949	137	2,015	619	354	265	184	852	54
1950	177	2,134	659	383	276	160	942	62
1951	887	2,355	775	425	350	184	912	51
1952	1,387	2,677	790	435	355	168	900	45
1953	1,290	3,021	883	520	363	167	892	83
1954	1,003	3,714	982	568	414	189	773	106
1955	1,287	3,852	1,085	615	470	233	701	95
1956	1,360	4,415	1,275	701	574	384	826	104
1957	1,287	4,934	1,344	781	563	393	971	117
1958	1,402	5,545	1,387	836	551	451	1,019	154
1959	1,465	5,761	1,467	906	561	551	1,121	229
1960	1,366	5,437	1,487	882	605	649	1,175	238
1961	1,371	5,854	1,581	914	667	587	1,384	360
1962	1,266	6,365	1,754	1,072	682	477	1,524	391
1963	1,227	6,948	1,966	1,190	776	464	1,569	400
1964	968	7,182	2,298	1,375	923	473	1,649	412

[1]Public industrial and commercial building not segregable from private construction in the years 1915 to 1932; amount believed negligible.

[2]Expenditures prior to 1959 for construction by privately owned local transit companies are included in the "Other public utilities" category. Beginning with 1959, local transit company expenditures for buildings are included in the appropriate category under "Nonresidential buildings" and expenditures for nonbuilding projects (parking areas, sewer and water lines, etc.) are included in the "All other private" category. Expenditures by local transit companies in the latter period are not separately identifiable but are not believed to be significant.

[3]Includes petroleum pipelines as follows: $25 million in 1942, $125 million in 1943, and $4 million in 1944.

n.a.–Not available, but estimates are included in totals.

Note: For all series except new private nonfarm housing units, estimates for Alaska and Hawaii are included, beginning with 1959. The series on new private nonfarm housing units should be interpreted as including estimates for Alaska and Hawaii, beginning with 1946. The estimates for these two States have added approximately one-half of 1 percent to the total estimates.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 3.–New Construction Put in Place in the United States in 1957-59 Dollars, by Type, 1915-64

[Millions of dollars]

Year	Total	Private[1]	Public[1]	Private construction					
				Residential buildings (nonfarm)				Nonresidential buildings	
				Total	New housing units	Additions and alterations	Non-housekeeping	Total	Industrial
1915	n. a.	n. a.	n. a.	6, 122	5, 219	702	201	n. a.	1, 107
1916	n. a.	n. a.	n. a.	6, 489	5, 521	685	283	n. a.	1, 263
1917	n. a.	n. a.	n. a.	4, 802	4, 036	505	261	n. a.	1, 431
1918	n. a.	n. a.	n. a.	3, 097	2, 571	373	153	n. a.	1, 563
1919	n. a.	n. a.	n. a.	5, 389	4, 792	379	218	n. a.	1, 831
1920	14, 753	12, 333	2, 420	4, 553	3, 865	395	293	4, 657	2, 536
1921	16, 167	12, 745	3, 422	5, 925	5, 053	520	352	4, 441	1, 812
1922	22, 524	18, 420	4, 104	10, 279	9, 040	612	627	4, 813	1, 543
1923	25, 011	21, 415	3, 596	12, 008	10, 807	574	627	5, 040	1, 618
1924	28, 022	23, 796	4, 226	14, 010	12, 666	638	706	5, 004	1, 370
1925	31, 323	26, 366	4, 957	15, 428	13, 736	699	993	6, 246	1, 523
1926	33, 113	28, 038	5, 075	15, 504	13, 621	748	1, 135	7, 569	2, 156
1927	33, 238	27, 528	5, 710	14, 496	12, 754	815	927	7, 712	2, 118
1928	32, 113	26, 127	5, 986	13, 344	11, 734	882	728	7, 812	2, 440
1929	29, 213	23, 157	6, 056	9, 715	8, 147	911	657	8, 144	2, 970
1930	24, 511	17, 200	7, 311	5, 710	4, 320	839	551	6, 437	1, 865
1931	19, 559	11, 998	7, 561	4, 672	3, 940	523	209	4, 001	880
1932	12, 350	6, 111	6, 239	2, 222	1, 711	370	141	2, 078	314
1933	9, 232	4, 570	4, 662	1, 657	1, 022	512	123	1, 725	728
1934	10, 815	5, 089	5, 726	2, 028	1, 233	649	146	1, 738	691
1935	12, 780	6, 764	6, 016	3, 358	2, 361	831	166	1, 809	564
1936	18, 938	9, 771	9, 167	5, 029	3, 889	947	193	2, 609	910
1937	19, 051	11, 504	7, 547	5, 392	4, 241	921	230	3, 443	1, 481
1938	18, 775	10, 361	8, 414	5, 556	4, 523	824	209	2, 477	714
1939	22, 379	12, 600	9, 779	7, 350	6, 223	879	248	2, 567	806
1940	23, 217	14, 105	9, 112	7, 924	6, 794	890	240	3, 200	1, 310
1941	30, 144	16, 049	14, 095	8, 614	7, 460	921	233	4, 228	2, 160
1942	31, 777	8, 234	23, 543	4, 014	3, 358	531	125	1, 628	829
1943	17, 866	4, 474	13, 392	1, 965	1, 579	354	32	563	351
1944	11, 525	4, 803	6, 722	1, 673	1, 170	452	51	861	491
1945	12, 251	7, 181	5, 070	2, 429	1, 372	982	75	2, 353	1, 426
1946	25, 668	21, 787	3, 881	10, 785	8, 266	2, 269	250	6, 498	3, 050
1947	29, 573	24, 682	4, 891	14, 044	11, 066	2, 797	181	4, 994	2, 595
1948	34, 681	28, 385	6, 296	16, 758	13, 411	3, 149	198	5, 210	1, 917
1949	36, 605	27, 779	8, 826	16, 382	13, 241	2, 898	243	4, 718	1, 363
1950	43, 576	34, 309	9, 267	22, 447	19, 257	2, 975	215	5, 321	1, 447
1951	42, 596	31, 387	11, 209	18, 346	15, 258	2, 868	220	6, 641	2, 568
1952	42, 882	30, 334	12, 548	17, 776	14, 457	3, 110	209	6, 071	2, 736
1953	44, 747	31, 818	12, 929	18, 350	14, 833	3, 223	294	6, 694	2, 587
1954	47, 164	33, 721	13, 443	20, 256	16, 631	3, 295	330	7, 287	2, 400
1955	51, 717	38, 394	13, 323	23, 649	19, 722	3, 562	365	8, 668	2, 807
1956	50, 034	36, 651	13, 383	20, 888	16, 715	3, 712	461	9, 501	3, 316
1957	49, 878	35, 753	14, 125	19, 319	14, 979	3, 830	510	9, 774	3, 582
1958	50, 270	34, 868	15, 402	19, 930	15, 552	3, 739	639	8, 679	2, 392
1959	54, 222	38, 218	16, 004	23, 641	18, 751	4, 144	746	8, 614	2, 080
1960	52, 171	36, 518	15, 653	20, 824	15, 747	n. a.	828	9, 690	2, 803
1961	53, 087	36, 428	16, 659	20, 725	15, 474	n. a.	1, 014	10, 004	2, 712
1962	55, 880	38, 988	16, 892	22, 823	17, 508	n. a.	1, 150	10, 490	2, 833
1963	57, 483	40, 122	17, 361	23, 791	18, 465	n. a.	1, 236	10, 478	2, 774
1964	58, 792	40, 878	17, 914	23, 733	18, 453	n. a.	1, 305	11, 182	3, 008

See footnotes at end of table.

Table 3.–New Construction Put in Place in the United States in 1957-59 Dollars, by Type, 1915-64–Con.
[Millions of dollars]

Year	Private construction–Con.								
	Nonresidential buildings–Con.								
	Commercial			Other nonresidential buildings					
	Total	Office buildings and warehouses	Stores, restaurants, and garages	Total	Religious	Educational	Hospital and institutional	Social and recreational	Miscellaneous
1915	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1916	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1917	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1918	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1919	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.	n. a.
1920	1,540	654	886	581	134	54	73	250	70
1921	1,713	728	985	916	224	102	139	375	76
1922	1,984	868	1,116	1,286	352	209	182	449	94
1923	2,106	814	1,292	1,316	356	253	174	389	144
1924	2,172	829	1,343	1,462	400	280	193	404	185
1925	2,814	980	1,834	1,909	519	340	248	626	176
1926	3,277	1,032	2,245	2,136	556	340	262	802	176
1927	3,415	1,100	2,315	2,179	564	334	334	792	155
1928	3,327	1,220	2,107	2,045	529	336	314	706	160
1929	3,256	1,633	1,623	1,918	462	378	327	545	206
1930	2,600	1,587	1,013	1,972	464	407	376	507	218
1931	1,495	812	683	1,626	334	384	273	471	164
1932	861	395	466	903	198	234	150	264	57
1933	543	151	392	454	100	68	45	155	86
1934	657	204	453	390	89	60	38	139	64
1935	810	238	572	435	118	73	42	144	58
1936	1,069	351	718	630	137	161	68	216	48
1937	1,251	388	863	711	153	144	108	251	55
1938	914	262	652	849	174	138	121	333	83
1939	944	222	722	817	164	134	105	340	74
1940	1,106	244	862	784	198	167	109	224	86
1941	1,214	316	898	854	195	182	144	225	108
1942	418	145	273	381	87	68	83	86	57
1943	92	37	55	120	17	17	29	19	38
1944	143	41	102	227	29	29	68	44	57
1945	489	123	366	438	65	77	93	68	135
1946	2,348	628	1,720	1,100	160	258	179	262	241
1947	1,474	503	971	925	198	276	175	156	120
1948	1,941	687	1,254	1,352	350	352	176	311	163
1949	1,640	655	985	1,715	504	374	281	365	191
1950	1,930	727	1,203	1,944	558	399	470	336	181
1951	1,936	870	1,066	2,137	582	443	539	210	363
1952	1,415	651	764	1,920	492	433	484	154	357
1953	2,142	899	1,243	1,965	559	503	374	195	334
1954	2,569	1,121	1,448	2,318	685	610	388	264	371
1955	3,623	1,485	2,138	2,238	823	553	395	268	199
1956	3,923	1,830	2,093	2,262	827	576	353	298	208
1957	3,684	1,965	1,719	2,508	894	541	541	320	212
1958	3,584	2,009	1,575	2,703	864	574	600	422	243
1959	3,799	1,886	1,913	2,735	916	508	554	534	223
1960	3,943	1,995	1,948	2,944	958	535	569	648	234
1961	4,275	2,178	2,097	3,017	923	560	708	567	259
1962	4,392	2,243	2,149	3,265	935	584	785	691	270
1963	4,468	2,487	1,981	3,236	881	598	925	545	287
1964	4,754	2,685	2,069	3,420	846	612	1,208	456	298

See footnotes at end of table.

Table 3.–New Construction Put in Place in the United States in 1957-59 Dollars, by Type, 1915-64–Con.

[Millions of dollars]

Year	Private construction–Con.											
	Farm construction			Public utilities								All other private
						Other public utilities						
	Total	Operator dwellings	Other farm construction	Total	Telephone and telegraph	Total	Railroad	Electric light and power	Gas	Petroleum pipelines	Local transit	
1915	1,001	491	510	2,357	150	2,207	902	537	253	101	414	417
1916	1,249	619	630	2,508	176	2,332	964	554	355	86	373	336
1917	1,447	667	780	2,364	208	2,156	1,017	468	167	69	435	232
1918	1,274	558	716	1,780	166	1,614	866	339	84	73	252	198
1919	1,465	613	852	1,688	166	1,522	565	503	167	153	134	190
1920	1,157	548	609	1,770	232	1,538	324	752	215	103	144	196
1921	629	283	346	1,525	192	1,333	396	520	200	90	127	225
1922	741	332	409	2,284	260	2,024	424	757	508	129	206	303
1923	837	378	459	3,222	303	2,919	797	1,358	443	157	164	308
1924	780	350	430	3,659	394	3,265	806	1,497	639	199	124	343
1925	800	365	435	3,552	464	3,088	893	1,365	550	160	120	340
1926	765	352	413	3,860	521	3,339	1,115	1,191	810	106	117	340
1927	917	412	505	4,025	468	3,557	1,063	1,220	860	238	176	378
1928	867	408	459	3,774	537	3,237	1,014	1,119	735	160	209	330
1929	798	381	417	4,194	771	3,423	1,203	1,105	631	289	195	306
1930	522	289	233	4,273	799	3,474	1,294	1,255	620	93	212	258
1931	303	184	119	2,826	433	2,393	771	769	420	253	180	196
1932	133	87	46	1,531	260	1,271	401	398	258	130	84	147
1933	177	106	71	847	136	711	280	208	137	24	62	164
1934	212	117	95	993	136	857	369	213	150	39	86	118
1935	403	197	206	1,102	146	956	334	277	166	64	115	92
1936	505	239	266	1,552	184	1,368	422	434	256	129	127	76
1937	616	298	318	1,963	271	1,692	529	620	243	196	104	90
1938	522	244	278	1,719	257	1,462	326	766	197	62	111	87
1939	650	326	324	1,946	260	1,686	378	861	188	103	156	87
1940	731	442	289	2,149	328	1,821	451	873	275	88	134	101
1941	848	498	350	2,274	451	1,823	468	812	316	155	72	85
1942	631	329	302	1,911	362	1,549	425	657	234	204	29	50
1943	609	258	351	1,314	134	1,180	429	368	169	191	23	23
1944	547	205	342	1,687	187	1,500	499	416	388	171	26	35
1945	488	179	309	1,868	243	1,625	507	618	366	99	35	43
1946	1,933	662	1,271	2,465	506	1,959	404	925	439	129	62	106
1947	1,939	718	1,221	3,584	694	2,890	436	1,413	740	214	87	121
1948	2,046	844	1,202	4,267	926	3,341	470	1,717	832	239	83	104
1949	2,003	852	1,151	4,556	683	3,873	436	2,122	1,015	242	58	120
1950	1,909	785	1,124	4,470	574	3,896	363	1,879	1,308	290	56	162
1951	1,808	738	1,070	4,505	580	3,925	424	1,788	1,429	235	49	87
1952	1,799	732	1,067	4,577	660	3,917	504	2,037	981	351	44	111
1953	1,679	673	1,006	4,948	695	4,253	443	2,276	1,081	417	36	147
1954	1,587	627	960	4,449	736	3,713	400	2,101	909	275	28	142
1955	1,511	573	938	4,384	865	3,519	366	1,866	1,110	153	24	182
1956	1,457	549	908	4,673	1,084	3,589	433	1,870	1,137	134	15	132
1957	1,434	543	891	5,020	1,080	3,940	395	2,219	1,154	162	10	206
1958	1,384	518	866	4,686	913	3,773	266	2,286	1,060	156	5	189
1959	1,359	519	840	4,407	933	3,474	215	1,963	1,171	125	(2)	197
1960	1,270	480	790	4,474	1,059	3,415	261	1,980	1,047	127	(2)	260
1961	1,248	469	779	4,226	961	3,265	211	1,876	1,071	107	(2)	225
1962	1,239	463	776	4,190	973	3,217	193	1,884	947	193	(2)	246
1963	1,194	444	750	4,394	1,085	3,309	229	1,979	861	240	(2)	265
1964	1,167	430	737	4,518	1,186	3,332	245	2,012	927	148	(2)	278

See footnotes at end of table.

Table 3.–New Construction Put in Place in the United States in 1957-59 Dollars, by Type, 1915-64–Con.
[Millions of dollars]

Year	Public construction						
	Residential buildings	Nonresidential buildings					
		Total	Industrial	Educational	Hospital and institutional	Administrative and service	Other nonresidential buildings
1915	.....	n. a.	(1)	n. a.	n. a.	n. a.	n. a.
1916	.....	n. a.	(1)	n. a.	n. a.	n. a.	n. a.
1917	.....	n. a.	(1)	n. a.	n. a.	n. a.	n. a.
1918	95	n. a.	(1)	n. a.	n. a.	n. a.	n. a.
1919	40	n. a.	(1)	n. a.	n. a.	n. a.	n. a.
1920	.....	685	(1)	459	80	92	54
1921	.....	1,223	(1)	866	126	161	70
1922	.....	1,641	(1)	1,167	205	186	83
1923	.....	1,464	(1)	1,053	167	134	110
1924	.....	1,522	(1)	1,087	185	121	129
1925	.....	1,801	(1)	1,258	192	177	174
1926	.....	1,896	(1)	1,255	214	221	206
1927	.....	1,874	(1)	1,154	251	266	203
1928	.....	2,007	(1)	1,189	340	269	209
1929	.....	2,072	(1)	1,223	318	344	187
1930	.....	2,250	(1)	1,241	402	433	174
1931	.....	2,346	(1)	1,093	421	700	132
1932	.....	1,827	(1)	572	366	806	83
1933	.....	1,028	9	228	218	495	78
1934	3	1,451	40	584	208	372	247
1935	29	1,342	7	628	155	373	179
1936	196	2,743	14	1,441	289	649	350
1937	268	1,843	6	853	246	494	244
1938	98	2,228	37	1,037	323	571	260
1939	174	3,220	76	1,555	434	790	365
1940	529	1,913	481	484	182	504	262
1941	1,056	4,488	3,406	464	134	331	153
1942	1,260	8,749	8,048	366	102	160	73
1943	1,647	4,580	4,195	171	121	41	52
1944	436	3,249	2,904	109	155	29	52
1945	154	2,190	1,730	147	215	38	60
1946	634	717	209	213	182	32	81
1947	300	923	145	449	121	57	151
1948	199	1,787	267	859	294	126	241
1949	474	2,861	249	1,302	638	213	459
1950	430	3,252	304	1,543	682	290	433
1951	687	4,421	1,180	1,943	678	287	333
1952	737	5,034	1,983	1,997	612	199	243
1953	614	5,107	2,055	2,029	438	215	370
1954	374	5,366	1,780	2,466	385	304	431
1955	288	4,751	848	2,742	338	373	450
1956	304	4,381	487	2,748	323	387	436
1957	515	4,631	478	2,908	365	453	427
1958	852	4,656	411	2,879	390	528	448
1959	941	4,387	363	2,579	418	549	478
1960	686	4,551	402	2,664	380	566	539
1961	803	4,790	461	2,813	342	624	550
1962	882	4,670	408	2,688	357	610	607
1963	723	4,865	430	2,661	393	701	680
1964	699	5,275	364	2,835	433	750	893

See footnotes at end of table.

Table 3.–New Construction Put in Place in the United States in 1957-59 Dollars, by Type, 1915-64–Con.

[Millions of dollars]

Year	Public construction – Con.							
	Military facilities	Highways	Sewer and water systems			Public service enterprises	Conservation and development	All other public
			Total	Sewer	Water			
1915	73	763	659	324	335	232	224	6
1916	81	749	470	232	238	200	138	5
1917	2,027	663	335	166	169	153	100	3
1918	4,515	507	314	127	187	120	97	3
1919	2,755	665	380	163	217	108	119	3
1920	321	783	372	163	209	112	134	13
1921	122	1,228	544	219	325	133	159	13
1922	66	1,384	676	296	380	155	161	21
1923	38	1,141	594	262	332	148	190	21
1924	22	1,459	770	314	456	210	232	11
1925	20	1,681	836	396	440	389	219	11
1926	27	1,725	858	436	422	367	184	18
1927	30	2,004	935	520	415	644	188	35
1928	39	2,260	902	546	356	520	216	42
1929	50	2,296	751	377	374	478	341	68
1930	81	2,958	1,038	428	610	521	415	48
1931	124	2,951	869	362	507	714	502	55
1932	123	2,623	573	253	320	490	551	52
1933	122	1,819	330	164	166	225	1,101	37
1934	145	1,899	511	332	179	165	1,422	130
1935	115	1,681	540	332	208	213	1,932	164
1936	88	2,497	943	734	209	465	1,794	441
1937	104	2,396	798	610	188	330	1,513	295
1938	177	2,893	879	679	200	349	1,397	393
1939	354	2,877	946	708	238	353	1,441	414
1940	1,055	2,797	855	530	325	337	1,336	290
1941	4,144	2,019	609	245	364	320	1,230	229
1942	10,796	1,081	400	163	237	188	913	156
1943	5,144	599	264	95	169	124	702	332
1944	1,758	535	190	61	129	124	390	40
1945	1,434	611	225	87	138	138	299	19
1946	329	1,067	397	198	199	182	529	26
1947	293	1,652	613	329	284	262	737	111
1948	207	1,831	838	470	368	278	1,048	108
1949	182	2,684	945	542	403	298	1,298	84
1950	234	2,722	947	550	397	241	1,351	90
1951	1,060	2,430	1,054	578	476	250	1,238	69
1952	1,612	2,681	1,030	567	463	222	1,175	57
1953	1,483	3,209	1,095	645	450	209	1,109	103
1954	1,158	4,109	1,164	673	491	230	917	125
1955	1,467	4,396	1,238	702	436	277	799	107
1956	1,442	4,443	1,387	762	625	416	896	114
1957	1,297	4,753	1,399	813	586	403	1,007	120
1958	1,398	5,489	1,385	835	550	451	1,017	154
1959	1,449	5,993	1,403	867	536	538	1,073	220
1960	1,336	5,758	1,380	817	563	634	1,089	219
1961	1,320	6,152	1,431	827	604	582	1,255	326
1962	1,182	6,447	1,549	948	601	472	1,345	345
1963	1,113	6,834	1,684	1,020	664	455	1,343	344
1964	864	7,015	1,899	1,138	761	458	1,361	343

[1]Public industrial and commercial building not segregable from private construction in the years 1915 to 1932; amount believed negligible.

[2]Expenditures prior to 1959 for construction by privately owned local transit companies are included in the "Other public utilities" category. Beginning with 1959, local transit company expenditures for buildings are included in the appropriate category under "Nonresidential buildings" and expenditures for nonbuilding projects (parking areas, sewer and water lines, etc.) are included in the "All other private" category. Expenditures by local transit companies in the latter period are not separately identifiable but are not believed to be significant.

n.a.–Not available, but estimates are included in totals beginning in 1960.

Note: For all series except new private nonfarm housing units, estimates for Alaska and Hawaii are included, beginning with 1959. The series on new private nonfarm housing units should be interpreted as including estimates for Alaska and Hawaii, beginning with 1946. The estimates for these two States have added approximately one-half of 1 percent to the total estimates.

Source: Bureau of the Census, U.S. Department of Commerce.

Distribution of New Public Construction Put in Place, 1964

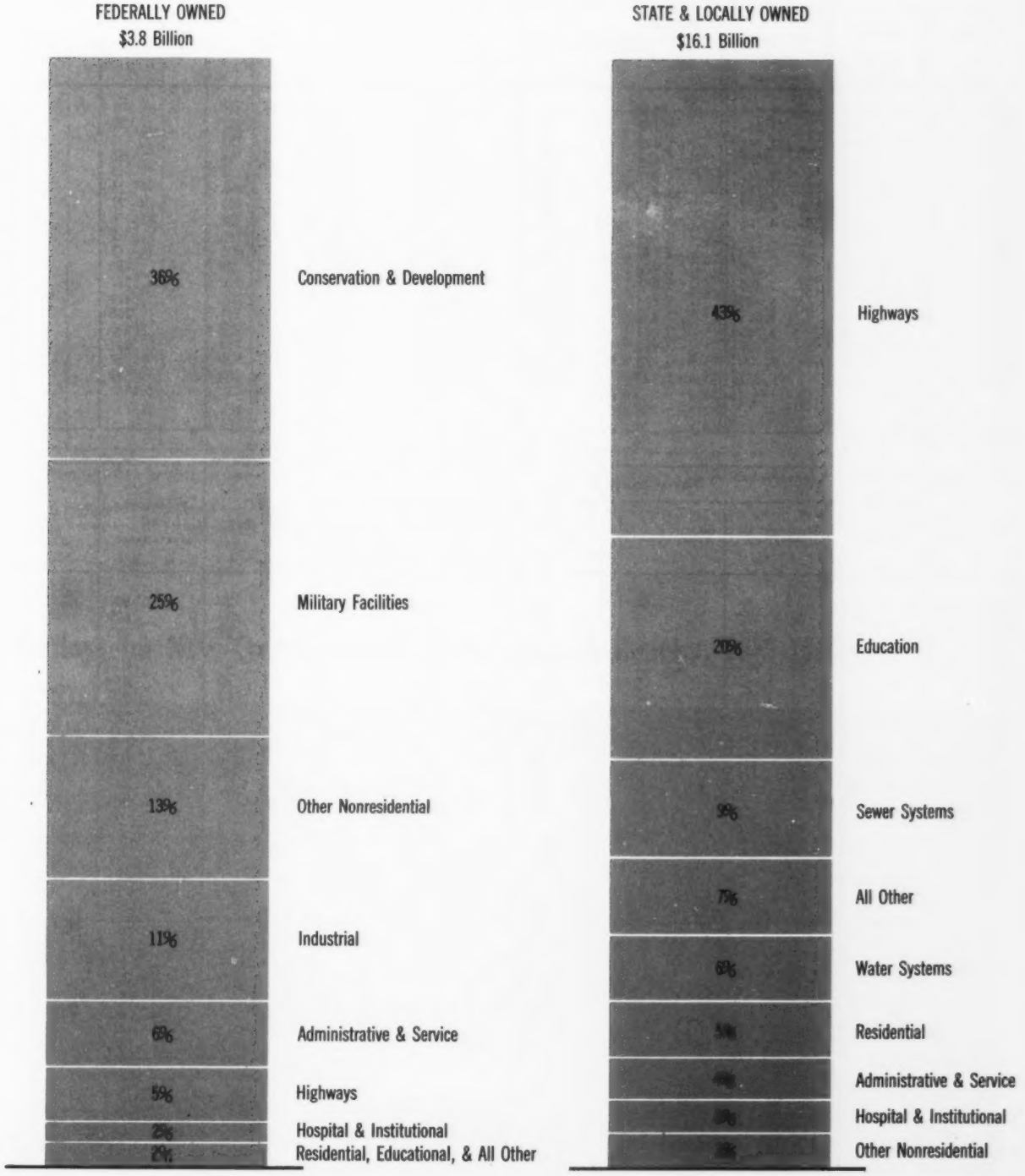


Table 4.–New Public Construction Put in Place in the United States:[1] Value, by Source and Type of Funds, Ownership, and Type of Construction, 1947-64

[Millions of dollars]

Year	Total	Source of funds				Ownership		Federally owned	
		Federal			State and local	Federal	State and local	Residential buildings	Military facilities
		Total	Direct	Grants-in-aid					
1947	3,319	1,249	840	409	2,070	840	2,479	9	204
1948	4,704	1,594	1,177	417	3,110	1,177	3,527	33	158
1949	6,269	1,949	1,488	461	4,320	1,488	4,781	33	137
1950	6,866	2,078	1,624	454	4,788	1,624	5,242	15	177
1951	9,255	3,445	2,981	464	5,810	2,981	6,274	10	887
1952	10,779	4,735	4,185	550	6,044	4,185	6,594	16	1,387
1953	11,242	4,839	4,139	700	6,403	4,139	7,103	21	1,290
1954	11,712	4,103	3,428	675	7,609	3,428	8,284	5	1,003
1955	11,715	3,508	2,769	739	8,207	2,769	8,946	2	1,287
1956	12,732	3,583	2,726	857	9,149	2,726	10,006	17	1,360
1957	14,059	4,243	2,974	1,269	9,816	2,974	11,085	155	1,287
1958	15,457	5,493	3,387	2,106	9,964	3,387	12,070	357	1,402
1959	16,070	6,435	3,724	2,711	9,635	3,724	12,346	488	1,465
1960	15,863	5,889	3,622	2,267	9,974	3,622	12,241	288	1,366
1961	17,148	6,305	3,879	2,426	10,843	3,879	13,269	290	1,371
1962	17,869	6,469	3,913	2,556	11,400	3,913	13,956	201	1,266
1963	18,896	7,120	3,970	3,150	11,776	3,970	14,926	57	1,227
1964	19,926	7,311	3,822	3,489	12,615	3,822	16,104	12	968

Year	Federally owned–Con.								
	Nonresidential buildings						Highways	Conservation and development	All other
	Total	Industrial	Educational	Hospital and institutional	Administrative and service	Other nonresidential			
1947	191	96	58	30	0	7	34	394	8
1948	313	196	3	98	0	16	39	629	5
1949	463	177	0	169	20	97	57	793	5
1950	499	224	0	146	58	71	45	881	7
1951	1,183	974	2	132	36	39	41	853	7
1952	1,871	1,684	18	113	17	39	50	854	7
1953	1,928	1,771	9	66	10	72	63	830	7
1954	1,641	1,506	9	35	9	82	65	704	10
1955	802	721	6	22	14	39	70	598	10
1956	583	453	8	37	30	55	77	675	14
1957	600	473	8	45	54	20	100	818	14
1958	607	408	11	35	122	31	113	885	23
1959	660	368	11	58	149	74	94	972	45
1960	736	407	20	56	143	110	136	1,005	91
1961	807	472	28	55	150	102	134	1,200	77
1962	890	422	29	55	185	199	160	1,297	99
1963	1,084	458	26	66	214	320	190	1,333	79
1964	1,238	400	24	73	226	515	184	1,369	51

See footnotes at end of table.

Table 4.–New Public Construction Put in Place in the United States:[1] Value, by Source and Type of Funds, Ownership, and Type of Construction, 1947-64–Con.

[Millions of dollars]

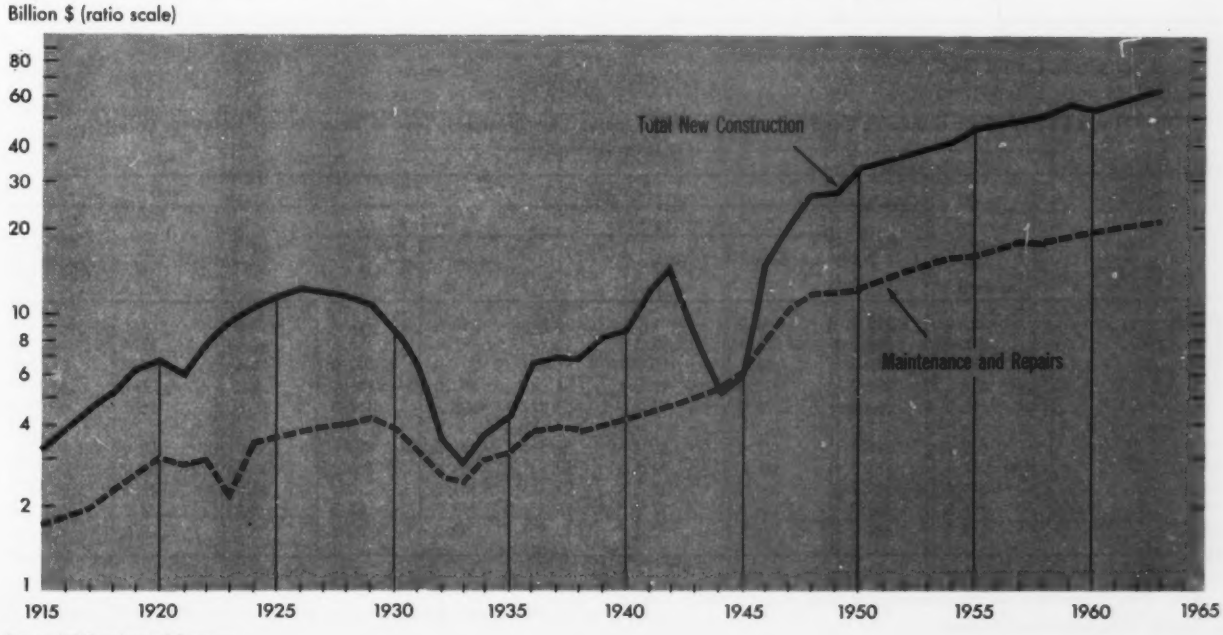
Year	State and locally owned									
	Residential buildings	Nonresidential buildings					Highways	Sewer systems	Water systems	All other
		Total	Educational	Hospital and institutional	Administrative and service	Other nonresidential				
1947	191	400	229	47	36	88	1,310	188	163	227
1948	123	978	615	115	91	157	1,622	300	235	269
1949	326	1,586	934	289	133	230	1,958	354	265	292
1950	330	1,888	1,133	353	155	247	2,089	383	276	276
1951	585	2,313	1,511	395	187	220	2,314	425	350	287
1952	638	2,287	1,601	382	146	158	2,627	435	355	252
1953	535	2,422	1,705	303	171	243	2,958	520	363	305
1954	331	2,968	2,125	298	255	290	3,649	568	414	354
1955	264	3,394	2,436	278	317	363	3,782	615	470	421
1956	275	3,493	2,548	263	332	350	4,338	701	574	625
1957	351	3,907	2,817	309	385	396	4,834	781	563	649
1958	489	4,046	2,864	355	410	417	5,432	836	551	716
1959	474	3,854	2,645	370	419	420	5,667	906	561	884
1960	428	4,059	2,798	345	456	460	5,301	882	605	966
1961	552	4,362	3,024	314	529	495	5,720	914	667	1,054
1962	737	4,264	2,955	342	491	476	6,205	1,072	682	996
1963	725	4,456	3,017	387	592	460	6,758	1,190	776	1,021
1964	769	4,925	3,305	436	653	531	6,998	1,375	923	1,114

[1]Beginning with data for 1959, estimates include Alaska and Hawaii. The estimates for these two States have added approximately one-half of 1 percent to the total.

Note: A portion of Federal-aid expenditures for projects authorized under the Accelerated Public Works Program, primarily hospitals and other community facilities, is not currently included in the Federal funds total shown above. This program did not have a big impact on construction put in place until the spring of 1963.

Source: Bureau of the Census, U. S. Department of Commerce.

Outlays for New Construction & Maintenance & Repairs, 1915-1963



Source: U.S. Department of Commerce

SECTION II.—HOUSING

Table 5.–New Private and Public Nonfarm Housing Units Started in the United States,* by Type of Structure and Location, 1915-44
[Thousands of units]

Year	Total	Type of structure			Location	
		1-family	2-family	3-family or more	Urban	Rural nonfarm
1915	433.0	262.0	73.0	98.0	.....	.....
1916	437.0	267.0	69.0	101.0	.....	.....
1917	240.0	166.0	31.0	43.0	.....	.....
1918	118.0	91.0	13.0	14.0	.....	.....
1919	315.0	239.0	36.0	40.0	.....	.....
1920	247.0	202.0	24.0	21.0	196.0	51.0
1921	449.0	316.0	70.0	63.0	359.0	90.0
1922	716.0	437.0	146.0	133.0	574.0	142.0
1923	871.0	513.0	175.0	183.0	698.0	173.0
1924	893.0	534.0	173.0	186.0	716.0	177.0
1925	937.0	572.0	157.0	208.0	752.0	185.0
1926	849.0	491.0	117.0	241.0	681.0	168.0
1927	810.0	454.0	99.0	257.0	643.0	167.0
1928	753.0	436.0	78.0	239.0	594.0	159.0
1929	509.0	316.0	51.0	142.0	400.0	109.0
1930	330.0	227.0	29.0	74.0	236.0	94.0
1931	254.0	187.0	22.0	45.0	174.0	80.0
1932	134.0	118.0	7.0	9.0	64.0	70.0
1933	93.0	76.0	5.0	12.0	45.0	48.0
1934	126.0	109.0	5.0	12.0	49.0	77.0
1935	221.0	183.0	8.0	30.0	117.0	104.0
1936	319.0	244.0	14.0	61.0	211.0	108.0
1937	336.0	267.0	16.0	53.0	218.0	118.0
1938	406.0	317.0	18.0	71.0	262.0	144.0
1939	515.0	399.0	29.0	87.0	359.0	156.0
1940	602.6	485.7	37.3	79.6	396.6	206.0
1941	706.1	603.5	34.3	68.3	434.3	271.8
1942	356.0	292.8	20.1	43.1	227.4	128.6
1943	191.0	143.6	17.8	29.6	124.4	66.6
1944	141.8	117.7	10.6	13.5	96.2	45.6

*Exclude data for Alaska and Hawaii. Note: Data in this table are not comparable to those shown in tables 7 and 8.

Source: U. S. Department of Labor.

Table 6.–New Nonfarm Housing Units Started in the United States,* by Ownership, Type of Structure, and Location, 1935-44
[Thousands of units]

Year	Total private and public nonfarm	Private						Public		
		Total	Type of structure			Location		Total	Urban	Rural nonfarm
			1-family	2-family	3-family or more	Urban	Rural nonfarm			
1935	221.0	215.7	182.2	7.7	25.8	112.6	103.1	5.3	4.4	.9
1936	319.0	304.2	238.5	13.3	52.4	197.6	106.6	14.8	13.4	1.4
1937	336.0	332.4	265.8	15.3	51.3	214.4	118.0	3.6	3.6	(1)
1938	406.0	399.3	316.4	18.0	64.9	255.3	144.0	6.7	6.7	(1)
1939	515.0	458.4	373.0	19.7	65.7	303.5	154.9	56.6	55.5	1.1
1940	602.6	529.6	447.6	25.6	56.4	333.2	196.4	73.0	63.4	9.6
1941	706.1	619.5	533.2	28.4	57.9	369.5	250.0	86.6	64.8	21.8
1942	356.0	301.2	252.3	17.5	31.4	184.9	116.3	54.8	42.5	12.3
1943	191.0	183.7	136.3	17.8	29.6	119.7	64.0	7.3	4.7	2.6
1944	141.8	138.7	114.6	10.6	13.5	93.2	45.5	3.1	3.0	.1

*Exclude data for Alaska and Hawaii. [1]Fewer than 50 units.

Note: Data in this table are not comparable to those shown in tables 7 and 8.

Source: U.S. Department of Labor.

Private Nonfarm Housing Starts, Total and FHA-VA, 1945-1964

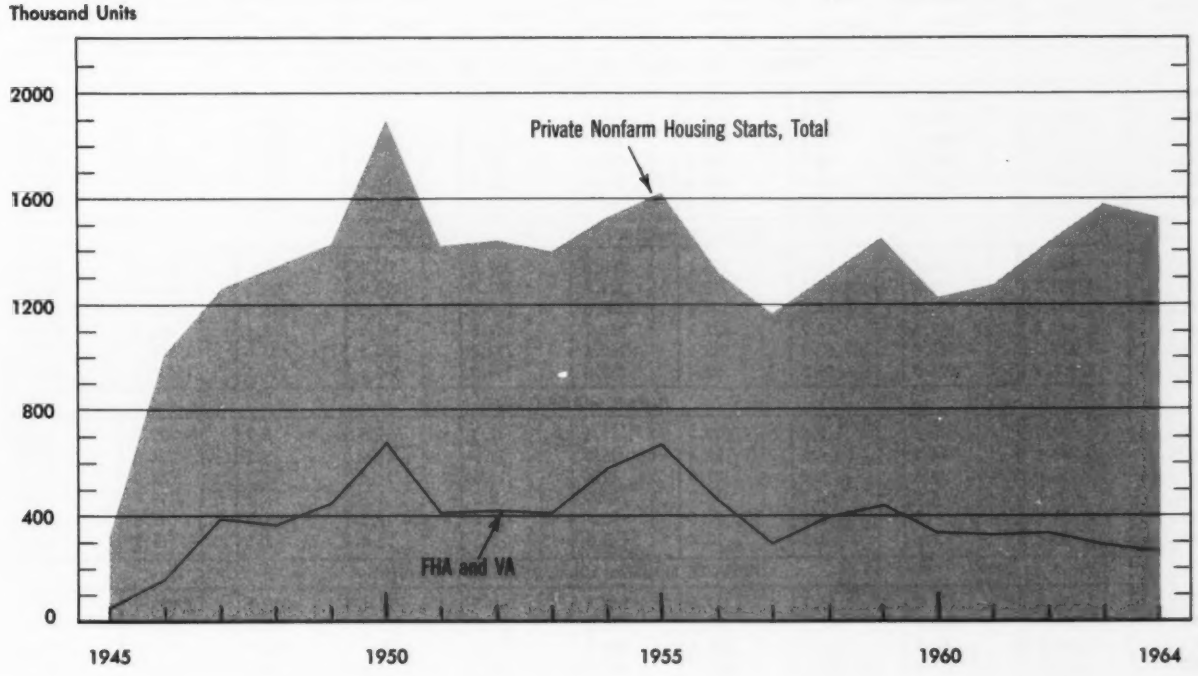


Table 7.–New Nonfarm Housing Units Started in the United States, by Ownership and Type of Mortgage, 1945-58

[Thousands of units]

Year	Total private and public nonfarm [1]	Private				Public [1]
		Total [1]	Conventional mortgage and other financing [2]	Government insured mortgage [3]		
				FHA	VA	
1945	326	325	275	41	9	1
1946	1,023	1,015	854	69	92	8
1947	1,268	1,265	876	229	160	3
1948	1,362	1,344	979	294	71	18
1949	1,466	1,430	975	364	91	36
1950	1,952	1,908	1,230	487	191	44
1951	1,491	1,420	1,007	264	149	71
1952	1,504	1,446	1,025	280	141	58
1953	1,438	1,402	993	252	157	36
1954	1,551	1,532	949	276	307	19
1955	1,646	1,627	957	277	393	19
1956	1,349	1,325	865	189	271	24
1957	1,224	1,175	879	168	128	49
1958	1,382	1,314	917	295	102	68

[1] Include data for Alaska and Hawaii.

[2] It is estimated that 5 percent of all homes purchased do not involve long term mortgages.

[3] Include data for Alaska, Hawaii, Guam, Puerto Rico, and Virgin Islands.

Source: U.S. Department of Commerce and Housing and Home Finance Agency.

Table 8.—New Housing Units Started, by Ownership, Type of Structure, Geographic Region, and Metropolitan-Nonmetropolitan Location, 1959-64
[Thousands of units]

Year	Total	Structures with			Geographic region[1]				Location[2]	
		1 unit	2 units	3 or more units	Northeast	North Central	South	West	Metropolitan	Nonmetropolitan
	PRIVATE AND PUBLIC HOUSING UNITS (INCLUDING FARM)									
1959.....	1,553.5	1,250.7	58.5	244.3	279.9	374.8	521.3	377.3	1,076.9	476.6
1960.....	1,296.0	1,008.8	50.5	236.8	236.5	303.7	441.3	314.5	889.0	407.0
1961.....	1,365.0	989.3	50.2	325.9	265.1	289.0	487.4	323.3	947.9	417.1
1962.....	1,492.4	996.3	56.1	440.2	273.7	295.0	541.2	382.5	1,053.5	438.9
1963.....	1,640.9	1,021.7	61.1	558.2	271.3	333.8	600.0	435.9	1,150.6	490.3
1964.....	1,590.8	973.0	62.0	555.8	266.9	351.4	602.2	370.3	1,118.1	472.7
	PRIVATE HOUSING UNITS (INCLUDING FARM)									
1959.....	1,516.8	1,234.1	55.7	227.1	268.6	367.5	511.3	389.1	1,054.7	462.1
1960.....	1,252.1	994.8	44.0	213.4	221.4	292.0	429.4	309.3	864.4	387.8
1961.....	1,313.0	974.8	44.0	294.6	246.5	277.4	472.8	316.1	913.9	399.1
1962.....	1,462.8	991.6	49.2	422.2	263.7	289.8	531.3	378.1	1,033.8	429.0
1963.....	1,609.2	1,020.8	53.2	535.3	260.6	327.2	590.3	430.8	1,128.1	481.0
1964.....	1,557.4	971.5	53.5	532.4	258.6	344.3	589.8	364.7	1,099.1	458.3
	PUBLIC HOUSING UNITS									
1959.....	36.7	16.6	2.9	17.2	11.3	7.3	9.9	8.2	22.2	14.5
1960.....	43.9	14.0	6.5	23.4	15.1	11.7	11.9	5.2	24.6	19.2
1961.....	52.0	14.5	6.2	31.3	18.6	11.6	14.6	7.2	34.0	18.0
1962.....	29.6	4.7	6.9	18.0	10.0	5.2	9.9	4.4	19.7	9.9
1963.....	31.8	.9	8.0	22.9	10.7	6.6	9.7	5.1	22.5	9.3
1964.....	33.4	1.5	8.5	23.4	8.3	7.1	12.4	5.5	18.9	14.5
	PRIVATE HOUSING UNITS (EXCLUDING FARM)									
1959.....	1,494.6	1,211.9	55.7	227.0	268.2	360.5	496.6	369.1	1,053.9	440.7
1960.....	1,230.1	972.9	43.8	213.4	220.6	287.5	413.2	308.8	862.9	367.2
1961.....	1,284.8	946.4	44.0	294.6	246.1	270.2	452.4	316.0	912.0	372.8
1962.....	1,439.1	967.8	48.9	422.2	263.7	283.3	514.0	378.0	1,033.0	406.1
1963.....	1,581.7	993.2	53.2	535.3	260.4	319.9	570.6	430.8	1,126.5	455.2
1964.....	1,530.4	944.5	53.5	532.4	258.5	336.9	570.4	364.5	1,098.5	431.9

[1]Composition of regions is shown on page 60.

[2]Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (*Standard Metropolitan Statistical Areas, 1964*, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

Note: Detail may not add to totals, due to rounding.

Source: Bureau of the Census, U.S. Department of Commerce.

New 1-Family Housing Construction Costs, 1940-1964

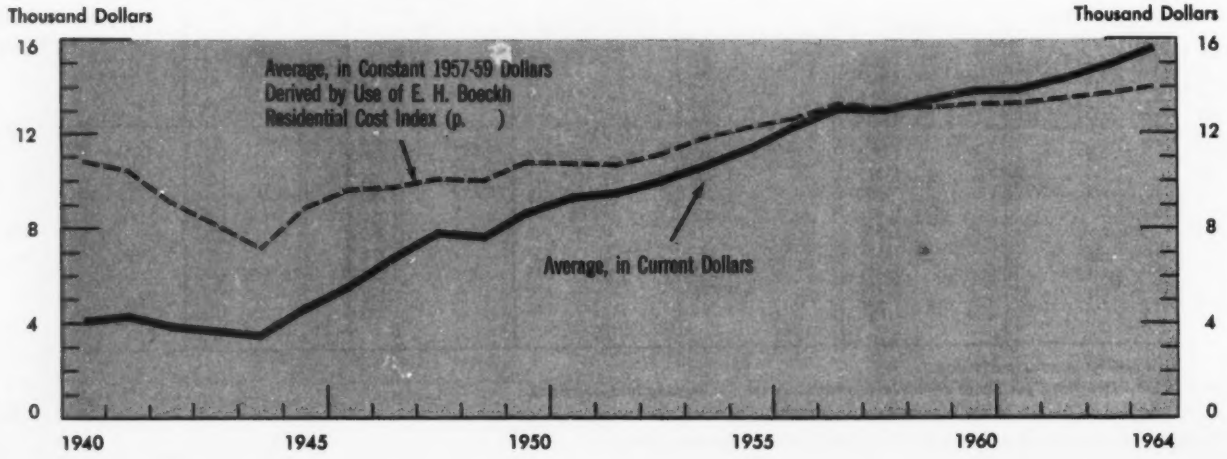


Table 9.–Housing in the United States* Under Federal Government Mortgage Insurance Programs, 1934-64

Year	FHA[1]			VA			Number of starts in FHA and VA programs as a percent of private nonfarm starts		
	Applications received	First inspection (starts)	Mortgages insured	Appraisal requests	First inspection (starts)	Loans closed	Total	FHA	VA
	Number of dwelling units (in thousands)								
1934	n.a.	n.a.	[2]5.8						
1935	n.a.	14.0							
1936	n.a.	49.4	22.0						
1937	n.a.	60.0	41.5						
1938	n.a.	118.7	68.4						
1939	n.a.	158.1	127.4						
1940	236.8	180.1	140.0						
1941	293.8	220.4	172.5						
1942	248.8	165.7	190.6						
1943	176.4	146.2	160.8						
1944	69.6	93.3	116.0	n.a.	n.a.	[3]1.4			
1945	59.5	41.2	57.9	n.a.	9.0		15	13	3
1946	134.7	69.0	24.1	n.a.	92.0	66.8	16	7	9
1947	426.1	229.0	117.8	n.a.	160.0	198.4	31	18	13
1948	375.2	294.1	284.2	n.a.	71.0	107.6	27	22	5
1949	563.6	363.8	315.5	n.a.	91.0	83.8	32	25	6
1950	602.0	486.7	363.6	n.a.	191.0	208.4	36	26	10
1951	246.4	263.5	209.3	164.4	148.6	272.4	29	19	10
1952	305.0	279.9	145.4	226.3	141.3	188.8	29	19	10
1953	313.0	252.0	170.3	251.4	156.5	202.0	29	18	11
1954	380.7	276.3	140.8	535.4	307.0	242.1	38	18	20
1955	311.8	276.7	137.1	620.8	392.9	397.6	41	17	24
1956	218.9	189.1	109.9	401.5	270.7	313.3	35	14	20
1957	229.5	168.4	92.4	159.4	128.3	218.8	25	14	11
1958	395.9	295.4	157.0	234.2	102.1	94.1	30	22	8
1959	420.8	332.5	227.8	234.0	109.3	145.4	30	22	7
1960	301.1	260.9	204.0	142.9	74.6	104.8	27	21	6
1961	315.3	243.6	175.7	177.8	83.3	78.5	25	19	6
1962	281.2	259.5	188.9	171.2	77.8	87.9	23	18	5
1963	270.6	221.0	161.1	139.3	71.0	80.2	18	14	4
1964	249.8	204.6	158.5	113.6	59.2	61.0	17	13	4

*Includes Alaska, Hawaii, Guam, Puerto Rico, and Virgin Islands. n.a.–Not available.

[1]Excludes units under military and armed services programs.

[2]June 1934 through December 1935. [3]June 1944 through December 1945.

Note: Detail may not add to totals, due to rounding.

Source: Table compiled by BDSA, U.S. Department of Commerce, from data reported by the Housing and Home Finance Agency (FHA) and the Veterans Administration.

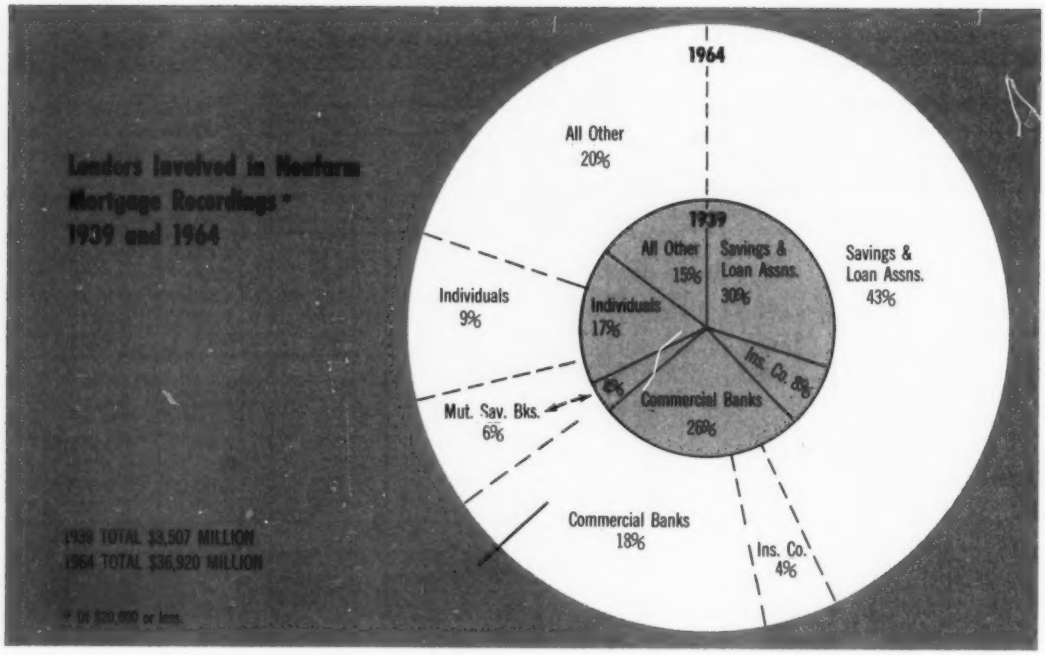


Table 10.–Nonfarm Mortgage Recordings of $20,000 or Less in the United States, Excluding Alaska and Hawaii: Number and Value by Type of Lender, 1939-64

Year	Number (in thousands)	Average amount (dollars)	Total value (in millions of dollars) recorded by–						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
1939	1,288	2,722	3,507	1,058	287	891	143	588	539
1940	1,456	2,769	4,031	1,284	334	1,006	170	640	598
1941	1,628	2,906	4,732	1,490	404	1,166	218	783	671
1942	1,351	2,918	3,943	1,171	362	886	166	733	626
1943	1,274	3,031	3,861	1,238	280	753	152	858	582
1944	1,446	3,186	4,606	1,560	257	878	165	1,131	615
1945	1,639	3,448	5,650	2,017	250	1,097	217	1,402	666
1946	2,497	4,241	10,589	3,483	503	2,712	548	2,044	1,300
1947	2,567	4,570	11,729	3,650	847	3,004	596	2,008	1,623
1948	2,535	4,688	11,882	3,629	1,016	2,664	745	2,149	1,679
1949	2,488	4,755	11,828	3,646	1,046	2,446	750	2,039	1,902
1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
1956	3,602	7,521	27,088	9,532	1,799	5,458	1,824	3,558	4,917
1957	3,246	7,469	24,244	9,217	1,472	4,264	1,430	3,554	4,307
1958	3,441	7,959	27,388	10,516	1,460	5,204	1,640	3,435	5,133
1959	3,782	8,522	32,235	13,094	1,523	5,832	1,780	3,946	6,060
1960	3,472	8,450	29,341	12,158	1,318	4,520	1,557	4,001	5,787
1961	3,529	8,829	31,157	13,662	1,159	4,997	1,741	3,642	5,956
1962	3,696	9,251	34,187	15,144	1,212	5,851	1,958	3,560	6,462
1963	3,891	9,489	36,925	16,716	1,339	6,354	2,061	3,541	6,914
1964	3,893	9,484	36,920	15,759	1,408	6,655	2,182	3,528	7,388

Source: Federal Home Loan Bank Board.

Table 11.–Publicly Owned Housing Starts, by Ownership and Program, 1949-64

[In units]

Year	All public programs	Federally owned			State and locally owned				
		Total	Capehart	All other	Total	Federally aided (PHA)		New York City Housing Authority (excluding Federally aided)	All other
						Total	New York City Housing Authority		
1949	36,321	3,963	.....	3,963	32,358	781	.....	19,660	11,917
1950	43,648	1,055	.....	1,055	42,593	26,875	5,259	4,399	11,319
1951	71,207	1,060	.....	1,060	70,147	65,201	2,641	1,436	3,510
1952	58,520	622	.....	622	57,898	52,747	5,862	1,731	3,420
1953	35,483	104	.....	104	35,379	31,314	2,246	2,955	1,110
1954	18,638	246	.....	246	18,392	14,155	2,289	3,656	581
1955	19,596	5,012	.....	5,012	14,584	8,572	3,916	3,870	2,142
1956	24,236	8,752	3,783	4,969	15,484	4,794	981	5,189	5,501
1957	49,103	25,518	23,642	1,876	23,585	17,473	2,856	2,762	3,350
1958	67,907	36,312	34,667	1,645	31,595	19,970	1,102	6,319	5,306
1959	36,690	14,999	14,590	409	21,691	13,860	2,003	3,966	3,865
1960	43,897	13,801	13,182	619	30,096	26,533	4,203	771	2,792
1961	52,001	14,047	13,153	894	37,954	28,190	4,522	5,263	4,501
1962	29,653	4,363	2,532	1,831	25,290	19,781	3,581	2,562	2,947
1963	31,758	3,181	0	3,181	28,577	23,970	4,328	874	3,733
1964	33,264	4,580	0	4,580	28,684	22,712	1,033	1,335	4,637

Note: Beginning with 1959 data include Alaska and Hawaii.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 12.–Mobile Homes and Travel Trailers: Manufacturers' Shipments, 1956-64

[In units]

Year	Total	Mobile homes	Travel trailers	Mobile homes as a percent of total shipments
1956.....	139,700	124,300	15,400	89.0
1957.....	143,500	119,300	24,200	83.1
1958.....	133,800	102,000	31,800	76.2
1959.....	162,500	120,500	42,000	74.2
1960.....	144,000	103,700	40,300	72.0
1961.....	130,700	90,200	40,500	69.0
1962.....	175,000	118,000	57,000	67.4
1963.....	223,010	150,840	72,170	67.6
1964.....	281,690	191,320	90,370	67.9

*Because of the smaller reporting base from which travel trailer shipments are estimated, the travel trailer shipments information is less reliable than that supplied for mobile homes.

Note: Prior to 1959, data exclude Alaska and Hawaii.

Source: Table compiled by Business and Defense Services Administration, U.S. Department of Commerce, from data reported by the Mobile Homes Manufacturers' Association.

Shipments of Mobile Homes and Travel Trailers, 1946-1964

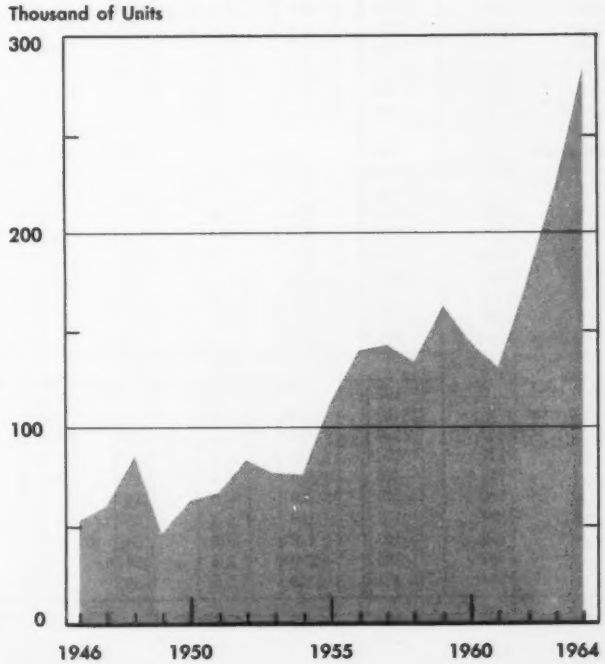


Table 13.–Housing Vacancy Rates for the United States,[1] by Region[2] and Metropolitan[3] Area, Selected Periods 1950-64

[Percent distribution]

Period	All housing units						Rental units			Home-owner units		
	Total	Vacant housing units				Occupied housing units	Total	Available for rent	Renter occupied or rented	Total	Available for sale	Owner occupied or sold
		Available for occupancy		Rented or sold	Other[4] vacant housing units							
		For rent	For sale									
	UNITED STATES, TOTAL											
April 1950	100	1.1	0.5	41.7	43.6	93.1	100	2.6	97.4	100	0.9	99.1
1st quarter: 1956	100	2.2	.5	.4	5.7	91.2	100	5.6	94.4	100	.9	99.1
1957	100	1.8	.5	.4	5.8	91.5	100	4.8	95.2	100	.8	99.2
1958	100	2.2	.6	.4	6.9	89.9	100	5.7	94.3	100	1.1	98.9
1959	100	2.3	.6	.4	6.8	89.9	100	6.1	93.9	100	1.0	99.0
1960	100	2.6	.6	.4	6.6	89.8	100	7.2	92.8	100	1.1	98.9
1961	100	3.0	.7	.4	6.1	89.8	100	8.0	92.0	100	1.2	98.8
1962	100	2.8	.7	.5	6.0	90.0	100	7.7	92.3	100	1.2	98.8
1963	100	2.6	.8	.4	6.6	89.6	100	7.2	92.8	100	1.4	98.6
1964	100	2.6	.8	.4	6.6	89.6	100	7.3	92.7	100	1.3	98.7
2nd quarter: 1955	100	1.8	.5	.5	5.3	91.9	.....	n. a.	n. a.	.....	n. a.	n. a.
1956	100	2.1	.5	.5	5.6	91.3	100	5.4	94.6	100	.9	99.1
1957	100	1.8	.5	.5	6.3	90.9	100	4.9	95.1	100	.9	99.1
1958	100	2.3	.6	.5	6.4	90.2	100	6.0	94.0	100	1.1	98.9
1959	100	2.5	.7	.5	6.7	89.6	100	6.7	93.3	100	1.2	98.8
1960	100	2.8	.7	.4	6.3	89.8	100	7.3	92.7	100	1.2	98.8
1961	100	3.0	.8	.5	6.0	89.7	100	8.1	91.9	100	1.4	98.6
1962	100	2.7	.8	.5	6.1	89.9	100	7.4	92.6	100	1.3	98.7
1963	100	2.7	.8	.5	6.2	89.8	100	7.5	92.5	100	1.4	98.6
1964	100	2.7	.8	.5	6.0	90.0	100	7.4	92.6	100	1.4	98.6
3rd quarter: 1955	100	1.8	.5	.5	5.3	91.9	.....	n. a.	n. a.	.....	n. a.	n. a.
1956	100	2.2	.6	.6	5.6	91.0	100	5.8	94.2	100	1.0	99.0
1957	100	1.9	.5	.5	6.3	90.8	100	5.2	94.8	100	.8	99.2
1958	100	2.2	.6	.5	6.6	90.1	100	5.8	94.2	100	1.1	98.9
1959	100	2.4	.6	.5	6.5	90.0	100	6.6	93.4	100	1.1	98.9
1960	100	2.8	.7	.5	6.0	90.0	100	7.6	92.4	100	1.2	98.8
1961	100	2.9	.8	.6	6.0	89.7	100	7.9	92.1	100	1.4	98.6
1962	100	2.6	.8	.5	6.1	90.0	100	7.3	92.7	100	1.3	98.7
1963	100	2.8	.9	.6	6.0	89.7	100	7.6	92.4	100	1.6	98.4
1964	100	2.8	.8	.6	6.0	89.8	100	7.7	92.3	100	1.4	98.6
4th quarter: 1955	100	2.2	.5	.4	5.6	91.3	.....	n. a.	n. a.	.....	n. a.	n. a.
1956	100	2.1	.4	.4	5.8	91.3	100	5.3	94.7	100	.8	99.2
1957	100	2.0	.5	.4	6.0	91.1	100	5.3	94.7	100	.9	99.1
1958	100	2.3	.6	.4	6.2	90.5	100	6.0	94.0	100	1.1	98.9
1959	100	2.4	.6	.4	6.1	90.5	100	6.4	93.6	100	1.0	99.0
1960	100	2.8	.7	.4	6.2	89.9	100	7.6	92.4	100	1.2	98.8
1961	100	2.8	.7	.5	6.2	89.8	100	7.7	92.3	100	1.2	98.8
1962	100	2.7	.8	.4	6.3	89.8	100	7.4	92.6	100	1.4	98.6
1963	100	2.7	.8	.5	6.3	89.7	100	7.5	92.5	100	1.4	98.6
1964	100	2.7	.8	.5	6.5	89.5	100	7.5	92.5	100	1.4	98.6
	NORTHEAST											
April 1950	100	.7	.4	41.4	44.3	93.2	100	1.5	98.5	100	.9	99.1
1st quarter: 1956	100	1.3	.4	.4	6.4	91.5	100	2.9	97.1	100	.7	99.3
1957	100	1.2	.4	.4	6.6	91.4	100	3.0	97.0	100	.7	99.3
1958	100	1.3	.5	.3	7.9	90.0	100	3.2	96.8	100	.9	99.1
1959	100	1.4	.4	.3	7.4	90.5	100	3.4	96.6	100	.8	99.2
1960	100	1.8	.5	.4	7.0	90.3	100	4.4	95.6	100	.9	99.1
1961	100	1.9	.5	.5	7.2	89.9	100	4.6	95.4	100	1.0	99.0
1962	100	1.9	.5	.4	7.0	90.2	100	4.5	95.5	100	.9	99.1
1963	100	2.0	.4	.4	7.2	90.0	100	4.9	95.1	100	.8	99.2
1964	100	1.8	.5	.5	7.5	89.7	100	4.6	95.4	100	1.0	99.0

See footnotes at end of table.

Table 13.–Housing Vacancy Rates for the United States,[1] by Region[2] and Metropolitan[3] Area, Selected Periods 1950-64–Con.
[Percent distribution]

Period	All housing units						Rental units			Home-owner units		
	Total	Vacant housing units				Occupied housing units	Total	Available for rent	Renter occupied or rented	Total	Available for sale	Owner occupied or sold
		Available for occupancy		Rented or sold	Other[4] vacant housing units							
		For rent	For sale									
	NORTHEAST–CON.											
2nd quarter: 1955...	100	.8	.4	.5	5.5	92.8	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	1.1	.4	.5	5.7	92.3	100	2.4	97.6	100	.7	99.3
1957...	100	1.2	.4	.5	7.0	90.9	100	3.0	97.0	100	.7	99.3
1958...	100	1.4	.4	.5	7.3	90.4	100	3.3	96.7	100	.9	99.1
1959...	100	1.4	.5	.5	7.1	90.5	100	3.3	96.7	100	.9	99.1
1960...	100	1.9	.5	.5	6.4	90.7	100	4.4	95.6	100	.9	99.1
1961...	100	1.9	.6	.7	6.4	90.4	100	4.5	95.5	100	1.1	98.9
1962...	100	1.5	.6	.6	6.7	90.6	100	3.6	96.4	100	1.1	98.9
1963...	100	1.7	.5	.5	6.4	90.9	100	4.1	95.9	100	1.0	99.0
1964...	100	1.8	.6	.6	6.5	90.5	100	4.4	95.6	100	1.1	98.9
3rd quarter: 1955...	100	1.1	.3	.4	6.2	92.0	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	1.3	.5	.5	6.3	91.4	100	3.0	97.0	100	.9	99.1
1957...	100	1.3	.3	.5	6.6	91.3	100	3.3	96.7	100	.6	99.4
1958...	100	1.4	.4	.6	7.4	90.2	100	3.4	96.6	100	.8	99.2
1959...	100	1.5	.5	.5	7.3	90.2	100	3.5	96.5	100	1.0	99.0
1960...	100	1.9	.5	.6	6.3	90.7	100	4.6	95.4	100	1.0	99.0
1961...	100	1.9	.6	.7	6.3	90.5	100	4.5	95.5	100	1.1	98.9
1962...	100	1.6	.5	.7	6.8	90.4	100	3.8	96.2	100	1.0	99.0
1963...	100	2.0	.5	.6	6.1	90.8	100	4.8	95.2	100	.9	99.1
1964...	100	2.1	.5	.8	6.1	90.5	100	5.0	95.0	100	.9	99.1
4th quarter: 1955...	100	1.2	.4	.4	6.1	91.9	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	1.3	.3	.5	6.5	91.4	100	2.8	97.2	100	.7	99.3
1957...	100	1.3	.5	.5	6.2	91.5	100	3.2	96.8	100	.9	99.1
1958...	100	1.5	.4	.4	7.3	90.4	100	3.5	96.5	100	.9	99.1
1959...	100	1.5	.5	.4	6.7	90.9	100	3.5	96.5	100	.9	99.1
1960...	100	1.8	.4	.6	7.0	90.2	100	4.1	95.9	100	.8	99.2
1961...	100	1.6	.4	.5	7.3	90.2	100	4.0	96.0	100	.8	99.2
1962...	100	1.9	.5	.4	6.8	90.4	100	4.7	95.3	100	1.0	99.0
1963...	100	1.9	.4	.5	6.6	90.6	100	4.8	95.2	100	.8	99.2
1964...	100	2.0	.4	.6	7.2	89.8	100	5.0	95.0	100	.8	99.2
	NORTH CENTRAL											
April 1950.....	100	.7	.4	41.5	43.0	94.4	100	1.7	98.3	100	.7	99.3
1st quarter: 1956...	100	1.6	.4	.4	3.9	93.7	100	4.8	95.2	100	.6	99.4
1957...	100	1.5	.5	.4	4.7	92.9	100	4.6	95.4	100	.8	99.2
1958...	100	2.2	.8	.4	5.8	90.8	100	6.5	93.5	100	1.4	98.6
1959...	100	2.3	.5	.4	5.7	91.1	100	7.0	93.0	100	.9	99.1
1960...	100	2.5	.7	.4	6.1	90.3	100	7.7	92.3	100	1.1	98.9
1961...	100	2.8	.6	.4	5.3	90.9	100	8.5	91.5	100	1.0	99.0
1962...	100	3.1	.5	.4	5.1	90.9	100	9.2	90.8	100	.9	99.1
1963...	100	2.5	.8	.4	6.2	90.1	100	7.8	92.2	100	1.3	98.7
1964...	100	2.5	.8	.4	6.1	90.2	100	8.3	91.7	100	1.2	98.8
2nd quarter: 1955...	100	1.4	.3	.5	3.6	94.2	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	1.6	.5	.5	4.1	93.3	100	4.9	95.1	100	.7	99.3
1957...	100	1.4	.5	.5	5.2	92.4	100	4.4	95.6	100	.8	99.2
1958...	100	2.4	.7	.4	5.7	90.8	100	6.9	93.1	100	1.2	98.8
1959...	100	2.2	.5	.5	6.1	90.7	100	6.4	93.6	100	.9	99.1
1960...	100	2.5	.6	.5	5.8	90.6	100	7.5	92.5	100	1.0	99.0
1961...	100	2.9	.7	.5	5.3	90.6	100	8.8	91.2	100	1.1	98.9
1962...	100	2.4	.6	.5	5.4	91.1	100	7.5	92.5	100	1.0	99.0
1963...	100	2.5	.8	.6	6.2	89.9	100	8.0	92.0	100	1.3	98.7
1964...	100	2.1	.7	.4	5.7	91.1	100	6.9	93.1	100	1.1	98.9

See footnotes at end of table.

Table 13.–Housing Vacancy Rates for the United States,[1] by Region[2] and Metropolitan[3] Area, Selected Periods 1950-64–Con.
[Percent distribution]

Period	All housing units						Rental units			Home-owner units		
	Total	Vacant housing units				Occupied housing units	Total	Available for rent	Renter occupied or rented	Total	Available for sale	Owner occupied or sold
		Available for occupancy		Rented or sold	Other[4] vacant housing units							
		For rent	For sale									
	NORTH CENTRAL–CON.											
3rd quarter: 1955...	100	1.3	.4	.5	3.4	94.4	.....	n. a.	n. a.	.....	n. a.	n. a.
1956...	100	2.0	.5	.6	4.2	92.7	100	5.9	94.1	100	.8	99.2
1957...	100	1.8	.4	.5	5.5	91.8	100	5.4	94.6	100	.7	99.3
1958...	100	2.2	.8	.5	5.5	91.0	100	6.7	93.3	100	1.3	98.7
1959...	100	2.1	.6	.5	5.5	91.3	100	6.3	93.7	100	1.0	99.0
1960...	100	2.7	.6	.5	5.0	91.2	100	8.0	92.0	100	1.0	99.0
1961...	100	2.8	.8	.5	5.3	90.6	100	8.4	91.6	100	1.2	98.8
1962...	100	2.5	.7	.6	5.3	90.9	100	8.2	91.8	100	1.2	98.8
1963...	100	2.7	1.0	.6	5.7	90.0	100	8.9	91.1	100	1.5	98.5
1964...	100	2.2	.8	.6	5.8	90.6	100	7.2	92.8	100	1.2	98.8
4th quarter: 1955...	100	1.7	.4	.4	3.7	93.8	.....	n. a.	n. a.	.....	n. a.	n. a.
1956...	100	1.7	.4	.4	4.4	93.1	100	5.1	94.9	100	.7	99.3
1957...	100	1.9	.4	.4	4.9	92.4	100	5.6	94.4	100	.7	99.3
1958...	100	2.3	.8	.4	4.8	91.7	100	7.0	93.0	100	1.2	98.8
1959...	100	2.2	.8	.4	5.0	91.6	100	6.7	93.3	100	1.2	98.8
1960...	100	2.5	.7	.4	5.3	91.1	100	7.6	92.4	100	1.2	98.8
1961...	100	2.8	.8	.4	5.4	90.6	100	8.6	91.4	100	1.2	98.8
1962...	100	2.6	.7	.5	5.6	90.6	100	8.4	91.6	100	1.2	98.8
1963...	100	2.3	.9	.5	6.0	90.3	100	7.8	92.2	100	1.3	98.7
1964...	100	2.1	.8	.4	6.4	90.3	100	6.8	93.2	100	1.3	98.7
	SOUTH											
April 1950	100	1.5	.5	41.9	43.6	92.5	100	3.4	96.6	100	1.0	99.0
1st quarter: 1956...	100	2.7	.5	.4	6.2	90.2	100	7.0	93.0	100	1.0	99.0
1957...	100	2.2	.5	.4	6.8	90.1	100	5.7	94.3	100	.8	99.2
1958...	100	2.7	.6	.4	7.4	88.9	100	6.9	93.1	100	1.1	98.9
1959...	100	3.0	.6	.5	7.7	88.2	100	8.0	92.0	100	1.2	98.8
1960...	100	2.9	.8	.4	7.4	88.5	100	8.3	91.7	100	1.3	98.7
1961...	100	3.1	.9	.4	6.7	88.9	100	8.9	91.1	100	1.6	98.4
1962...	100	3.1	1.0	.4	6.8	88.7	100	8.8	91.2	100	1.7	98.3
1963...	100	2.8	.9	.4	7.1	88.8	100	8.0	92.0	100	1.5	98.5
1964...	100	2.8	.9	.3	7.4	88.6	100	8.2	91.8	100	1.6	98.4
2nd quarter: 1955...	100	2.5	.4	.3	6.0	90.8	.....	n. a.	n. a.	.....	n. a.	n. a.
1956...	100	2.8	.6	.5	6.4	89.7	100	7.3	92.7	100	1.1	98.9
1957...	100	2.2	.5	.4	7.3	89.6	100	5.8	94.2	100	1.0	99.0
1958...	100	2.8	.5	.5	7.2	89.0	100	7.2	92.8	100	1.0	99.0
1959...	100	3.4	.7	.5	7.4	88.0	100	9.0	91.0	100	1.3	98.7
1960...	100	3.1	.8	.5	7.2	88.4	100	8.3	91.7	100	1.6	98.4
1961...	100	3.4	1.1	.4	6.8	88.3	100	9.6	90.4	100	1.9	98.1
1962...	100	3.1	1.0	.4	7.0	88.5	100	9.1	90.9	100	1.6	98.4
1963...	100	2.9	1.0	.5	6.7	88.9	100	8.3	91.7	100	1.7	98.3
1964...	100	3.0	1.0	.5	6.7	88.8	100	8.5	91.5	100	1.8	98.2
3rd quarter: 1955...	100	2.4	.5	.4	5.3	91.4	.....	n. a.	n. a.	.....	n. a.	n. a.
1956...	100	2.9	.6	.5	6.2	89.8	100	7.7	92.3	100	1.0	99.0
1957...	100	2.3	.5	.4	7.3	89.5	100	6.0	94.0	100	.9	99.1
1958...	100	2.5	.6	.4	7.6	88.9	100	6.7	93.3	100	1.0	99.0
1959...	100	3.2	.6	.4	7.3	88.5	100	8.8	91.2	100	1.1	98.9
1960...	100	3.1	.9	.4	7.0	88.6	100	8.9	91.1	100	1.5	98.5
1961...	100	3.5	1.0	.5	7.1	87.9	100	9.8	90.2	100	1.7	98.3
1962...	100	3.1	1.0	.4	7.1	88.4	100	8.9	91.1	100	1.7	98.3
1963...	100	2.8	1.1	.5	6.9	88.7	100	8.0	92.0	100	1.9	98.1
1964...	100	2.9	1.1	.6	6.7	88.7	100	8.2	91.8	100	1.9	98.1

See footnotes at end of table.

Table 13.–Housing Vacancy Rates for the United States,[1] by Region[2] and Metropolitan[3] Area, Selected Periods 1950-64–Con.
[Percent distribution]

Period	All housing units						Rental units			Home-owner units		
	Total	Vacant housing units				Occupied housing units	Total	Available for rent	Renter occupied or rented	Total	Available for sale	Owner occupied or sold
		Available for occupancy		Rented or sold	Other[4] vacant housing units							
		For rent	For sale									
	SOUTH–CON.											
4th quarter: 1955...	100	3.0	.5	.3	6.1	90.1	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	2.8	.5	.4	6.3	90.0	100	7.3	92.7	100	.9	99.1
1957...	100	2.5	.5	.3	7.2	89.5	100	6.4	93.6	100	1.0	99.0
1958...	100	2.8	.6	.4	7.0	89.2	100	7.5	92.5	100	1.0	99.0
1959...	100	2.9	.6	.4	7.1	89.0	100	8.0	92.0	100	1.1	98.9
1960...	100	3.0	1.0	.4	6.8	88.8	100	8.8	91.2	100	1.7	98.3
1961...	100	3.3	.9	.4	7.0	88.4	100	9.4	90.6	100	1.5	98.5
1962...	100	3.1	.8	.4	7.2	88.5	100	8.8	91.2	100	1.5	98.5
1963...	100	3.1	1.1	.4	7.0	88.4	100	8.8	91.2	100	1.9	98.1
1964...	100	2.7	1.1	.4	7.2	88.6	100	7.9	92.1	100	1.8	98.2
	WEST											
April 1950.....	100	2.0	.7	[42].3	[43].3	91.7	100	4.9	95.1	100	1.3	98.7
1st quarter: 1956...	100	3.7	.7	.4	7.4	87.8	100	9.3	90.7	100	1.3	98.7
1957...	100	2.6	.6	.4	4.8	91.6	100	6.6	93.4	100	1.0	99.0
1958...	100	2.7	.6	.4	6.5	89.8	100	6.8	93.2	100	1.1	98.9
1959...	100	2.5	.8	.5	6.4	89.8	100	6.6	93.4	100	1.5	98.5
1960...	100	3.5	.6	.4	5.3	90.2	100	9.7	90.3	100	1.0	99.0
1961...	100	4.5	.6	.4	5.1	89.4	100	11.0	89.0	100	1.1	98.9
1962...	100	3.4	.8	.6	4.7	90.5	100	8.5	91.5	100	1.4	98.6
1963...	100	3.3	1.1	.5	5.2	89.9	100	8.5	91.5	100	2.0	98.0
1964...	100	3.5	.9	.5	4.9	90.2	100	8.7	91.3	100	1.6	98.4
2nd quarter: 1955...	100	3.0	.9	.6	7.4	88.1	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	3.5	.6	.6	6.6	88.7	100	8.9	91.1	100	1.2	98.8
1957...	100	3.0	.7	.6	5.1	90.6	100	7.5	92.5	100	1.3	98.7
1958...	100	3.0	.6	.6	5.0	90.8	100	7.6	92.4	100	1.1	98.9
1959...	100	3.3	.9	.7	5.7	89.4	100	9.0	91.0	100	1.6	98.4
1960...	100	4.1	.7	.3	5.1	89.8	100	10.6	89.4	100	1.3	98.7
1961...	100	4.0	.7	.6	4.9	89.8	100	10.7	89.3	100	1.2	98.8
1962...	100	3.9	1.0	.7	4.8	89.6	100	10.3	89.7	100	1.7	98.3
1963...	100	4.4	1.0	.6	4.4	89.6	100	10.9	89.1	100	1.8	98.2
1964...	100	4.3	.9	.7	4.6	89.5	100	10.7	89.3	100	1.6	98.4
3rd quarter: 1955...	100	3.0	1.0	.7	6.9	88.4	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	3.1	.8	.7	6.2	89.2	100	7.9	92.1	100	1.5	98.5
1957...	100	2.8	.6	.5	5.6	90.5	100	7.1	92.9	100	1.2	98.8
1958...	100	2.9	.6	.5	5.5	90.5	100	7.5	92.5	100	1.1	98.9
1959...	100	3.2	.8	.7	5.5	89.8	100	8.6	91.4	100	1.4	98.6
1960...	100	3.9	.8	.6	4.9	89.8	100	10.2	89.8	100	1.4	98.6
1961...	100	3.7	.7	.5	5.0	90.1	100	9.4	90.6	100	1.3	98.7
1962...	100	3.5	.8	.5	4.7	90.5	100	9.0	91.0	100	1.4	98.6
1963...	100	3.9	1.1	.7	4.9	89.4	100	10.1	89.9	100	2.0	98.0
1964...	100	4.7	1.1	.7	4.3	89.2	100	11.5	88.5	100	1.9	98.1
4th quarter: 1955...	100	3.2	.9	.5	7.2	88.2	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	2.7	.5	.5	5.5	90.8	100	6.9	93.1	100	.9	99.1
1957...	100	2.7	.6	.4	5.4	90.9	100	6.8	93.2	100	1.1	98.9
1958...	100	2.4	.6	.5	5.7	90.8	100	6.3	93.7	100	1.1	98.9
1959...	100	3.0	.4	.4	5.3	90.9	100	8.3	91.7	100	.7	99.3
1960...	100	4.5	.7	.3	5.0	89.5	100	11.4	88.6	100	1.3	98.7
1961...	100	3.7	.7	.6	5.0	90.0	100	9.5	90.5	100	1.2	98.8
1962...	100	3.2	1.1	.5	5.1	90.1	100	8.3	91.7	100	2.0	98.0
1963...	100	3.6	.9	.6	4.8	90.1	100	9.1	90.9	100	1.6	98.4
1964...	100	4.7	.9	.6	4.7	89.1	100	11.2	88.8	100	1.7	98.3

See footnotes at end of table.

Table 13.–Housing Vacancy Rates for the United States,[1] by Region[2] and Metropolitan[3] Area, Selected Periods 1950-64–Con.
[Percent distribution]

Period	All housing units						Rental units			Home-owner units		
	Total	Vacant housing units				Occupied housing units	Total	Available for rent	Renter occupied or rented	Total	Available for sale	Owner occupied or sold
		Available for occupancy		Rented or sold	Other[4] vacant housing units							
		For rent	For sale									
	INSIDE STANDARD METROPOLITAN STATISTICAL AREAS											
April 1950	100	1.1	.5	41.2	41.5	95.7	100	2.2	97.8	100	1.1	98.9
1st quarter: 1956	100	1.9	.5	.5	2.8	94.3	100	4.4	95.6	100	.9	99.1
1957	100	1.6	.4	.4	3.1	94.5	100	3.9	96.1	100	.7	99.3
1958	100	1.9	.6	.4	3.0	94.1	100	4.5	95.5	100	1.0	99.0
1959	100	1.9	.5	.5	3.2	93.9	100	4.7	95.3	100	.9	99.1
1960	100	2.5	.6	.5	2.9	93.5	100	6.1	93.9	100	1.1	98.9
1961	100	3.0	.6	.5	2.8	93.1	100	7.2	92.8	100	1.0	99.0
1962	100	3.1	.6	.5	2.9	92.9	100	7.5	92.5	100	1.0	99.0
1963	100	2.7	.8	.4	3.6	92.5	100	6.8	93.2	100	1.4	98.6
1964	100	3.0	.8	.5	3.5	92.2	100	7.5	92.5	100	1.5	98.5
2nd quarter: 1955	100	1.6	.4	.5	2.5	95.0	.....	n. a.	n. a.	.....	n. a.	n. a.
1956	100	1.9	.5	.5	2.6	94.5	100	4.4	95.6	100	.9	99.1
1957	100	1.6	.4	.5	2.9	94.6	100	3.8	96.2	100	.8	99.2
1958	100	2.1	.5	.5	2.9	94.0	100	4.8	95.2	100	1.0	99.0
1959	100	2.1	.6	.5	3.2	93.6	100	5.1	94.9	100	1.0	99.0
1960	100	2.6	.7	.5	2.9	93.3	100	6.3	93.7	100	1.2	98.8
1961	100	3.0	.7	.7	2.7	92.9	100	7.2	92.8	100	1.2	98.8
1962	100	2.7	.7	.4	3.2	93.0	100	6.3	93.7	100	1.1	98.9
1963	100	2.9	.8	.6	3.2	92.5	100	7.2	92.8	100	1.4	98.6
1964	100	2.9	.8	.6	3.2	92.5	100	7.2	92.8	100	1.5	98.5
3rd quarter: 1955	100	1.7	.5	.6	2.4	94.8	.....	n. a.	n. a.	.....	n. a.	n. a.
1956	100	2.0	.5	.7	2.5	94.3	100	4.7	95.3	100	.9	99.1
1957	100	1.8	.4	.5	2.8	94.5	100	4.3	95.7	100	.7	99.3
1958	100	2.0	.5	.6	2.9	94.0	100	4.8	95.2	100	.9	99.1
1959	100	2.1	.6	.6	2.9	93.8	100	5.0	95.0	100	1.0	99.0
1960	100	2.8	.7	.6	2.7	93.2	100	6.8	93.2	100	1.2	98.8
1961	100	2.9	.7	.6	2.7	93.1	100	6.9	93.1	100	1.2	98.8
1962	100	2.6	.7	.6	3.1	93.0	100	6.6	93.4	100	1.2	98.8
1963	100	3.1	.9	.6	3.3	92.1	100	7.8	92.2	100	1.6	98.4
1964	100	3.1	.8	.7	3.0	92.4	100	7.6	92.4	100	1.5	98.5
4th quarter: 1955	100	1.9	.6	.5	2.5	94.5	.....	n. a.	n. a.	.....	n. a.	n. a.
1956	100	1.8	.4	.5	2.7	94.6	100	4.3	95.7	100	.7	99.3
1957	100	1.7	.5	.5	2.6	94.7	100	4.1	95.9	100	.9	99.1
1958	100	2.0	.4	.5	2.5	94.6	100	4.7	95.3	100	.8	99.2
1959	100	2.1	.6	.5	2.9	93.9	100	5.3	94.7	100	1.0	99.0
1960	100	2.8	.7	.4	2.8	93.3	100	6.7	93.3	100	1.2	98.8
1961	100	2.8	.6	.5	2.9	93.2	100	6.9	93.1	100	1.0	99.0
1962	100	2.8	.8	.4	3.7	92.3	100	7.0	93.0	100	1.4	98.6
1963	100	3.0	.8	.5	3.1	92.6	100	7.5	92.5	100	1.4	98.6
1964	100	3.1	.8	.5	3.2	92.4	100	7.7	92.3	100	1.5	98.5
	OUTSIDE STANDARD METROPOLITAN STATISTICAL AREAS											
April 1950	100	1.2	.4	42.4	46.0	90.0	100	3.2	96.8	100	.7	99.3
1st quarter: 1956	100	2.5	.5	.3	9.8	86.9	100	7.6	92.4	100	.8	99.2
1957	100	2.1	.5	.4	9.7	87.3	100	6.3	93.7	100	.9	99.1
1958	100	2.6	.7	.3	12.2	84.2	100	7.8	92.2	100	1.3	98.7
1959	100	2.8	.7	.3	11.7	84.5	100	8.6	91.4	100	1.2	98.8
1960	100	2.9	.6	.3	11.8	84.4	100	9.2	90.8	100	1.1	98.9
1961	100	2.9	.8	.4	10.9	85.0	100	9.4	90.6	100	1.4	98.6
1962	100	2.6	.9	.4	10.1	86.0	100	8.0	92.0	100	1.5	98.5
1963	100	2.4	.7	.4	11.7	84.8	100	8.0	92.0	100	1.3	98.7
1964	100	2.0	.7	.3	11.9	85.1	100	6.8	93.2	100	1.2	98.8

See footnotes at end of table.

Table 13.–Housing Vacancy Rates for the United States,[1] by Region[2] and Metropolitan[3] Area, Selected Periods 1950-64–Con.
[Percent distribution]

Period	All housing units						Rental units			Home-owner units		
	Total	Vacant housing units				Occupied housing units	Total	Available for rent	Renter occupied or rented	Total	Available for sale	Owner occupied or sold
		Available for occupancy		Rented or sold	Other[4] vacant housing units							
		For rent	For sale									
	OUTSIDE STANDARD METROPOLITAN STATISTICAL AREAS–CON.											
2nd quarter: 1955...	100	2.1	.6	.4	9.6	87.3	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	2.4	.6	.4	9.8	86.8	100	7.3	92.7	100	1.0	99.0
1957...	100	2.2	.6	.4	11.0	85.8	100	6.8	93.2	100	1.0	99.0
1958...	100	2.7	.7	.4	11.2	85.0	100	8.3	91.7	100	1.2	98.8
1959...	100	3.0	.8	.5	11.3	84.4	100	9.6	90.4	100	1.3	98.7
1960...	100	3.0	.7	.4	11.0	84.9	100	9.4	90.6	100	1.2	98.8
1961...	100	3.0	.9	.4	10.4	85.3	100	9.9	90.1	100	1.5	98.5
1962...	100	2.6	.9	.4	11.3	84.9	100	9.7	90.3	100	1.7	98.3
1963...	100	2.5	.8	.5	10.9	85.3	100	8.2	91.8	100	1.4	98.6
1964...	100	2.3	.7	.4	10.9	85.7	100	7.8	92.2	100	1.2	98.8
3rd quarter: 1955...	100	2.0	.5	.4	9.1	88.0	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	2.6	.6	.4	9.9	86.5	100	7.7	92.3	100	1.0	99.0
1957...	100	2.2	.6	.4	10.9	85.9	100	6.7	93.3	100	.9	99.1
1958...	100	2.5	.7	.4	11.8	84.6	100	7.7	92.3	100	1.2	98.8
1959...	100	3.0	.7	.5	11.2	84.6	100	9.4	90.6	100	1.2	98.8
1960...	100	2.8	.8	.4	10.3	85.7	100	9.2	90.8	100	1.3	98.7
1961...	100	3.0	.9	.5	10.6	85.0	100	9.8	90.2	100	1.5	98.5
1962...	100	2.6	.9	.5	11.0	85.0	100	8.7	91.3	100	1.5	98.5
1963...	100	2.2	.9	.5	10.8	85.6	100	7.3	92.7	100	1.5	98.5
1964...	100	2.2	.8	.5	11.2	85.3	100	7.7	92.3	100	1.4	98.6
4th quarter: 1955...	100	2.5	.4	.3	9.7	87.1	.....	n.a.	n.a.	.....	n.a.	n.a.
1956...	100	2.3	.5	.4	9.9	86.9	100	7.1	92.9	100	.9	99.1
1957...	100	2.5	.5	.3	10.6	86.1	100	7.5	92.5	100	.9	99.1
1958...	100	2.7	.8	.4	11.5	84.6	100	8.2	91.8	100	1.5	98.5
1959...	100	2.6	.6	.3	10.9	85.6	100	8.3	91.7	100	1.1	98.9
1960...	100	2.9	.8	.3	11.0	85.0	100	9.3	90.7	100	1.4	98.6
1961...	100	2.8	.9	.4	10.7	85.2	100	9.1	90.9	100	1.5	98.5
1962...	100	2.5	.8	.3	10.8	85.6	100	8.4	91.6	100	1.4	98.6
1963...	100	2.2	.8	.4	11.4	85.2	100	7.4	92.6	100	1.4	98.6
1964...	100	2.0	.8	.4	12.4	84.4	100	7.0	93.0	100	1.4	98.6

[1]Beginning with 1960, data include Alaska and Hawaii.

[2]Composition of regions is shown on page 60.

[3]Distribution before the second quarter of 1962 is based upon the 168 Standard Metropolitan Statistical Areas (SMSA's) as defined at the time of the 1950 Census. Distribution after the first quarter of 1962 is based upon the 212 SMSA's as defined at the time of the 1960 Census.

[4]Includes units held off the rental or sale market, dilapidated units, and seasonal units for all periods except April 1950, when data for units held off the market were included with those rented or sold.

n.a. – Not available.

Source: Bureau of the Census, U.S. Department of Commerce.

SECTION III.—BUILDING PERMITS

SPECIAL NOTE ON COMPARABILITY OF BUILDING PERMIT STATISTICS

The statistics presented in this section do not constitute a single time series for the entire period covered because of (1) changes in the number of permit-issuing places (12,000; 10,000; a selected group of 3,014; 6,600) and (2) changes in some cases in coverage—private and public or private only. To emphasize the above mentioned differences, the tables in this section are listed in the chart below by number of building permit-issuing places and coverage (private and public or private only). Tables listed in the same vertical column in this chart present similar types of data. For example tables 19 and 18 present similar types of data, but they do not constitute a single time series.

Number of building permit-issuing places	Coverage	Table number								
12,000	Private and public		15							
	Private only	14								
10,000	Private and public		15							
	Private only	14								
3,014	Private and public			17				25	27	
	Private only				19	21	23			29
6,600	Private and public			16	18	20	22	24	26	28

The data for standard metropolitan statistical areas (SMSA's) also may not be comparable on a year-to-year basis because of changes in titles and definitions of SMSA's. The changes since 1954 for the SMSA's shown in tables 26-29 are detailed below. For changes pertaining to all SMSA's, see ***Standard Metropolitan Statistical Areas, 1964*** issued by the Office of Statistical Standards. Bureau of the Budget.

Changes in Titles and Definitions of Standard Metropolitan Statistical Areas Presented in Tables 26-29, 1954-1963

Anaheim-Santa Ana-Garden Grove, Calif.—New area, October 1963.

Atlanta, Ga.—Clayton County, Ga., ***added*** to area definition May 1956; Gwinnett County, Ga., ***added*** to area definition December 1958.

Baltimore, Md.—Carroll and Howard Counties, Md., ***added*** to area definition June 1959.

Boston, Mass.—Sudbury Town in Middlesex County, Mass., Topsfield town in Essex County, Mass., Holbrook and Norfolk towns in Norfolk County, Mass., Duxbury, Hanover, Marshfield, Norwell, Pembroke, Rockland, and Scituate towns in Plymouth County, Mass., ***added*** to area definition June 1959; Sherborn town in Middlesex County, Mass., and Millis town in Norfolk County, Mass., ***added*** to area definition October 1963.

Chicago, Ill.—McHenry County, Ill., ***added*** to area definition June 1959; Lake County, Ind., ***deleted*** from area definition June 1959.

Cleveland, Ohio.—Geauga and Medina Counties, Ohio, ***added*** to area definition October 1963.

Columbus, Ohio.—Delaware and Pickaway Counties, Ohio, ***added*** to area definition October 1963.

Denver, Colo.—Boulder County, Colo., ***added*** to area definition December 1958.

Indianapolis, Ind.—Hamilton, Hancock, Hendricks, Johnson, Morgan, and Shelby Counties, Ind., ***added*** to area definition October 1963.

Los Angeles-Long Beach, Calif.—Long Beach added to area title December 1955. Orange County, Calif., ***deleted*** from area definition October 1963.

Milwaukee, Wis.—Waukesha County, Wis., ***added*** to area definition November 1956; Ozaukee County, Wis. ***added*** to area definition October 1963.

New York, N.Y.—Bergen, Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union Counties, N.J., ***deleted*** from area definition June 1959.

San Francisco-Oakland, Calif.—Solano County, Calif. ***deleted*** from area definition October 1963.

Seattle-Everett, Washington.—Snohomish County, Wash., ***added*** to area definition May 1959. Everett ***added*** to area title October 1963.

Washington, D.C.-Md.-Va.—Fairfax city ***added*** to area definition October 1963. since it was separated from Fairfax County by being made an independent city.

Table 14.–Valuation of Total Private Construction (Residential and Nonresidential) Authorized in 10,000 and 12,000 Permit-Issuing Places in the United States, by Type of Construction, 1959-64

[In millions of dollars]

Year	All authorized construction[1]	New housing units	Nonresidential buildings							Additions and alterations
			Total	Industrial buildings	Office buildings	Stores and other mercantile buildings	Religious buildings	Residential garages	All other nonresidential buildings	
	10,000 places[2]									
1959	21,763	13,375	5,900	1,027	1,017	1,241	539	224	1,828	2,167
1960	19,761	11,327	5,982	1,138	1,039	1,146	548	202	1,913	2,182
1961	21,035	12,075	6,259	999	1,027	1,242	557	190	2,244	2,259
1962	22,695	13,438	6,506	1,099	1,176	1,321	548	206	2,157	2,294
1963	24,557	14,606	7,045	1,455	1,281	1,215	501	224	2,369	2,530
	12,000 places[3]									
1963	25,630	15,213	7,455	1,740	1,297	1,247	524	234	2,413	2,576
1964	26,302	15,242	7,882	1,740	1,167	1,558	616	231	2,568	2,647

Note: Detail may not add to totals, due to rounding. [1]Includes total for new nonhousekeeping residential buildings, not shown separately. [2]The national totals pertain to a universe of approximately 10,000 permit-issuing places identified in 1959 as having local building permit systems. These totals were obtained by cumulating the total of reports for 3,014 of the more active permit-issuing areas in the country with estimates of the remaining approximately 7,000 areas prepared from a representative sample of 500 of them. [3]The national totals pertain to a universe of approximately 12,000 permit-issuing places identified in 1962 as having local building permit systems. (This series supersedes the 10,000 permit-issuing places identified as permit issuing in 1959.) These totals were obtained by cumulating the total of reports for approximately 3,500 of the more active permit-issuing areas in the country with estimates of the remaining 8,500 areas prepared from a representative sample of 500 of them. With respect to residential building, for the country as a whole about 84 percent of the private housing was constructed in areas in this permit-issuing universe in 1964.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 15.–Private and Public Housekeeping Residential Construction Authorized* in 10,000 and 12,000 Permit-Issuing Places in the United States in 1959-64: Valuation and Number of Housing Units – Private, by Number of Units Per Building; Public, by Total Only

Year	Valuation (millions of dollars)							Number of housing units						
	Total	Private (permit authorized)					Public (contracts awarded)	Total	Private (permit authorized)					Public (contracts awarded)
		Total	1-family	2-family	3-4 family	5-or-more family			Total	1-family	2-family	3-4 family	5-or-more family	
	10,000 places[1]													
1959	13,719	13,375	11,428	(2)	(2)	1,947	344	1,238,549	1,208,328	938,254	(2)	(2)	270,074	30,221
1960	11,716	11,327	9,426	321	171	1,410	389	1,031,129	998,048	746,357	41,065	23,459	187,167	33,081
1961	12,583	12,075	9,368	325	199	2,184	507	1,107,958	1,064,189	722,792	40,411	27,181	273,805	43,769
1962	13,740	13,438	9,703	374	308	3,053	301	1,212,810	1,186,642	716,234	46,106	40,945	383,357	26,168
1963	14,949	14,606	10,088	426	526	3,565	343	1,314,190	1,285,028	705,214	49,918	66,600	463,296	29,162
	12,000 places[3]													
1962	14,380	14,072	10,316	380	313	3,062	308	1,256,261	1,229,469	756,359	46,896	41,610	384,604	26,792
1963	15,561	15,213	10,658	435	536	3,585	348	1,364,309	1,334,684	750,243	50,964	67,888	465,589	29,625
1964	15,601	15,242	10,714	434	430	3,664	359	1,315,603	1,285,818	720,107	49,003	51,843	464,865	29,785

*By building permits (privately owned construction) and contract awards (publicly owned construction).

[1]For an explanation of private coverage, see table 14, footnote 2. For the public sector the data represent contract awards reported by Federal, State, and local agencies responsible for particular housing and construction programs. [2]Included in the 5-or-more family classification. [3]For an explanation of private coverage, see table 14, footnote 3. For the public sector the data represent contract awards reported by Federal, State, and local agencies responsible for particular housing and construction programs.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 16.–Private and Public Housekeeping Residential Construction Authorized in 6,600[1] Permit-Issuing Places in the United States in 1954-59: Valuation and Number of Housing Units – Private, by Number of Units per Building and by Region; Public by Region[2] Only

Year	Valuation (millions of dollars)						Number of housing units					
	Total	Private				Public	Total	Private				Public
		Total	1-family	2-4 family	5-or-more family			Total	1-family	2-4 family	5-or-more family	
	UNITED STATES[3]											
1954.....	9,855.6	9,696.3	8,917.0	298.6	480.7	159.3	1,074,512	1,056,507	927,822	50,669	78,016	18,005
1955.....	11,535.1	11,386.4	10,643.1	292.3	451.0	148.7	1,148,488	1,132,631	1,014,366	46,316	71,949	15,857
1956.....	10,138.5	9,962.1	9,211.3	302.7	448.1	176.4	942,585	924,720	810,917	44,662	69,141	17,865
1957.....	9,229.1	8,938.9	7,923.0	340.4	675.5	290.2	848,020	820,398	668,914	49,490	101,994	27,622
1958.....	10,795.8	10,304.6	8,886.4	418.8	999.4	491.2	1,002,776	959,584	748,240	60,097	151,247	43,192
1959.....	12,487.8	12,185.7	10,322.0	543.8	1,319.9	302.0	1,122,825	1,096,561	836,749	74,187	185,625	26,264
	NORTHEAST											
1954.....	2,159.1	2,077.5	1,826.8	59.0	191.8	81.5	222,086	213,099	179,408	8,726	24,965	8,987
1955.....	2,500.1	2,417.5	2,179.8	59.6	178.0	82.6	242,675	233,458	201,992	8,590	22,876	9,217
1956.....	2,196.6	2,111.8	1,924.7	66.6	120.4	84.8	198,233	189,125	164,472	9,136	15,517	9,108
1957.....	1,864.8	1,778.1	1,569.9	64.8	143.4	86.7	162,306	153,920	127,279	8,780	17,861	8,386
1958.....	2,036.0	1,857.6	1,532.6	76.2	248.8	178.3	181,263	165,614	123,360	10,178	32,076	15,649
1959.....	2,487.2	2,374.7	1,823.5	144.7	406.5	112.6	219,113	208,852	141,686	18,356	48,810	10,261
	NORTH CENTRAL											
1954.....	2,905.8	2,867.8	2,724.1	76.6	67.1	38.0	272,344	268,169	250,023	9,307	8,839	4,175
1955.....	3,488.5	3,453.8	3,305.7	81.9	66.3	34.6	298,462	294,960	277,064	9,181	8,715	3,502
1956.....	3,137.0	3,095.6	2,939.9	89.8	65.8	41.4	250,886	246,654	228,692	9,414	8,548	4,232
1957.....	2,645.9	2,608.9	2,388.4	105.0	115.4	37.0	207,345	203,568	177,469	11,355	14,744	3,777
1958.....	2,914.6	2,841.0	2,567.9	110.4	162.7	73.6	231,586	224,907	191,244	12,640	21,023	6,679
1959.....	3,284.7	3,228.7	2,886.1	129.6	213.0	56.0	253,172	248,932	208,997	14,054	25,881	4,240
	SOUTH											
1954.....	2,339.5	2,315.9	2,166.3	65.2	84.4	23.6	297,664	294,798	262,393	14,223	18,182	2,866
1955.....	2,700.9	2,685.6	1,554.6	61.3	69.7	15.2	309.466	307,921	280,038	13,076	14,807	1,545
1956.....	2,347.1	2,311.5	2,165.9	54.2	91.4	35.6	249,921	246,667	221,557	10,820	14,290	3,254
1957.....	2,370.0	2,253.5	2,077.9	59.6	116.0	116.6	244,558	233,206	201,696	11,619	19,891	11,352
1958.....	2,922.0	2,792.5	2,523.3	76.6	192.6	129.4	303,300	290,903	243,064	14,222	33,617	12,397
1959.....	3,143.5	3,088.3	2,782.5	79.2	226.6	55.1	317,681	311,579	258,133	14,413	39,033	6,102
	WEST[3]											
1954.....	2,451.2	2,435.0	2,199.8	97.8	137.4	16.2	282,418	280.441	235,998	18,413	26,030	1,977
1955.....	2,845.7	2,829.5	2,602.9	89.6	136.9	16.2	297,885	296,292	255,272	15,469	25,551	1,593
1956.....	2,457.9	2,443.3	2,180.8	92.0	170.5	14.6	243,545	242,274	196,196	15,292	30,786	1,271
1957.....	2,348.4	2,298.4	1,886.8	111.0	300.6	49.9	233,811	229,704	162,470	17,736	49,498	4,107
1958.....	2,923.2	2,813.5	2,262.6	155.6	395.3	109.8	286,627	278,160	190,572	23,057	64,531	8,467
1959.....	3,572.4	3,493.9	2,830.0	190.1	473.8	78.5	332,198	327,198	227,933	27,364	71,901	5,661

Note: Detail may not add to totals, due to rounding.

[1]This series covers 6,600 of the more active permit-issuing places and includes localities containing about 79 percent of the total nonfarm population, 94 percent of the metropolitan nonfarm population, and 53 percent of the nonfarm population of nonmetropolitan places, based on 1950 Census data.

[2]Composition of regions is shown on page 60.

[3]Excludes Alaska and Hawaii.

Source: U.S. Department of Labor.

Table 17.–Private and Public Housekeeping Residential Construction Authorized* in 3,014[1] Permit-Issuing Places in the United States in 1958-64: Valuation and Number of Housing Units–Private by Number of Units per Building and by Region; Public by Region[2] Only

Year	Valuation (millions of dollars)						Number of housing units					
	Total	Private (permit authorized)				Public (contracts awarded)	Total	Private (permit authorized)				Public (contracts awarded)
		Total	1-family	2-4 family	5-or-more family			Total	1-family	2-4 family	5-or-more family	
	UNITED STATES[3], TOTAL											
1958	11,474.0	10,983.0	9,054.0	(4)	1,929.0	491.0	1,073,762	1,030,567	771,576	(4)	258,999	43,192
1959	12,681.0	12,379.1	10,486.5	(4)	1,892.5	302.2	1,149,716	1,123,452	860,853	(4)	262,598	26,264
1960	10,663.0	10,311.0	8,482.0	463.0	1,366.0	352.2	942,245	912,528	670,247	60,668	181,613	29,717
1961	11,489.8	11,026.8	8,410.5	491.0	2,125.3	463.0	1,013,244	973,593	645,126	63,369	265,098	39,651
1962	12,541.6	12,278.3	8,666.4	641.6	2,970.3	263.3	1,110,131	1,087,559	635,118	81,503	370,938	22,572
1963	13,542.9	13,249.7	8,961.8	895.3	3,392.6	293.2	1,193,409	1,169,001	621,058	108,857	439,086	24,408
1964	13,384.7	13,105.9	8,894.3	777.8	3,433.8	278.8	1,133,565	1,110,898	587,645	89,832	433,421	22,667
	NORTHEAST											
1958	2,085.2	1,906.9	1,423.5	(4)	483.4	178.3	188,945	173,296	118,178	(4)	55,118	15,649
1959	2,338.2	2,225.7	1,694.9	(4)	530.7	112.5	209,918	199,657	135,783	(4)	63,874	10,261
1960	2,132.1	1,996.4	1,452.9	123.6	419.9	135.7	186,958	175,649	110,045	15,730	49,874	11,309
1961	2,481.6	2,280.8	1,419.8	127.8	733.2	200.8	221,343	204,596	104,966	15,846	83,784	16,747
1962	2,548.4	2,427.5	1,431.8	139.0	856.7	120.9	224,951	215,623	104,486	16,798	94,339	9,328
1963	2,372.9	2,254.5	1,434.0	134.2	686.3	118.4	206,349	197,351	100,208	15,735	81,408	8,998
1964	2,299.3	2,220.7	1,486.5	132.1	602.1	78.6	201,694	195,826	100,201	15,770	79,855	5,868
	NORTH CENTRAL											
1958	3,008.9	2,935.2	2,597.1	(4)	338.1	74.0	240,171	233,492	193,802	(4)	39,690	6,679
1959	3,310.7	3,254.9	2,920.5	(4)	334.2	56.0	225,320	251,080	211,775	(4)	39,305	4,240
1960	2,667.8	2,559.4	2,235.3	114.7	209.3	108.4	205,490	196,420	157,726	11,952	26,742	9,070
1961	2,631.6	2,523.7	2,071.7	114.4	337.6	107.9	202,775	194,071	143,798	12,354	37,919	8,704
1962	2,629.2	2,583.9	2,010.3	115.9	457.7	45.3	208,395	204,116	136,131	13,053	54,932	4,279
1963	2,740.7	2,683.7	2,029.1	134.6	520.0	57.0	221,498	216,260	131,759	14,884	69,617	5,238
1964	3,026.5	2,959.3	2,157.6	129.3	672.4	67.2	236,188	230,599	131,616	13,609	85,374	5,589
	SOUTH											
1958	3,287.2	3,158.7	2,732.3	(4)	425.5	129.4	341,217	328,820	265,561	(4)	63,259	12,397
1959	3,382.1	3,327.0	3,006.1	(4)	321.0	55.2	343,407	337,305	282,153	(4)	55,152	6,102
1960	2,719.8	2,665.9	2,399.6	61.1	205.3	53.9	266,857	261,876	216,759	11,006	34,111	4,981
1961	2,954.8	2,851.6	2,436.3	58.6	356.8	103.1	285,564	275,801	214,385	10,107	51,309	9,763
1962	3,298.0	3,238.8	2,547.0	67.7	624.2	59.1	322,952	317,444	209,423	11,634	96,387	5,508
1963	3,707.7	3,638.1	2,647.7	107.4	882.9	69.7	363,661	357,289	205,418	16,162	135,709	6,372
1964	3,835.7	3,756.1	2,711.0	114.9	930.1	79.6	361,538	354,240	200,725	16,600	136,915	7,298
	WEST[3]											
1958	3,092.5	2,982.7	2,301.0	(4)	681.7	109.8	303,434	294,967	194,035	(4)	100,932	8,467
1959	3,650.0	3,571.5	2,865.1	(4)	706.5	78.5	341,070	335,409	231,142	(4)	104,267	5,661
1960	3,409.0	3,089.2	2,394.2	163.5	531.5	54.2	282,940	278,583	185,717	21,980	70,886	4,357
1961	3,421.9	3,370.7	2,482.7	190.3	697.7	51.2	303,562	299,125	181,977	25,062	92,086	4,437
1962	4,066.0	4,028.0	2,677.3	319.1	1,031.6	38.0	353,833	350,376	185,078	40,018	125,280	3,457
1963	4,721.6	4,673.5	2,851.0	519.1	1,303.4	48.1	401,901	398,101	183,673	62,076	152,352	3,800
1964	4,223.2	4,169.8	2,539.2	401.5	1,229.1	53.4	334,145	330,233	155,103	43,853	131,277	3,912

Note: Detail may not add to totals, due to rounding. *By building permits (privately owned construction) and contract awards (publicly owned construction).

[1]This series covers 3,014 of the more active permit-issuing places, which accounted for about 90 percent of the number and value of housing units authorized by all of the approximately 10,000 permit-issuing places in 1959. They include all permit-issuing places which issued permits for 50 or more new housing units in 1959, and also included places which issued permits for 20 to 49 new housing units in 1959 in the following States: Alaska, Idaho, Maine, Mississippi, Montana, New Hampshire, North Dakota, South Dakota, Vermont, and Wyoming. Data for 1958 and 1959 are sample based estimates.

[2]Composition of regions is shown on page 60. [3]Beginning in 1959, includes Alaska and Hawaii. [4]Included in the 5-or-more-family classification.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 18.–Valuation of Total Residential and Nonresidential Construction (Private and Public) Authorized in 6,600[1] Permit-Issuing Places in the United States, by Type of Construction and by Region,[2] 1954-59

[Millions of dollars]

Year	All building construction[3]	New housing units	Nonresidential buildings						
			Total	Commercial buildings					
				Total	Amusement buildings	Commercial garages	Gasoline and service stations	Office buildings	Stores and other mercantile buildings
	UNITED STATES, TOTAL[4]								
1954	16,485.8	9,855.6	5,024.1	1,591.4	97.6	60.1	119.9	454.1	859.6
1955	18,939.0	11,535.1	5,593.7	1,858.7	99.4	66.7	140.0	553.4	999.1
1956	18,760.7	10,138.5	6,649.7	2,078.0	113.4	60.0	165.5	734.4	1,004.7
1957	18,168.8	9,229.1	6,851.2	2,224.6	139.8	57.5	159.2	976.1	892.0
1958	20,089.9	10,795.8	7,173.2	2,446.1	192.9	56.0	125.5	1,073.2	998.5
1959	22,466.5	12,487.8	7,523.7	2,677.5	223.9	51.9	129.1	1,105.9	1,166.8
	NORTHEAST								
1954	3,663.9	2,159.1	1,149.6	355.6	23.1	17.7	20.9	128.2	165.7
1955	4,129.6	2,500.1	1,233.8	428.0	16.3	16.4	23.6	182.4	189.2
1956	4,047.8	2,196.6	1,431.6	464.5	22.7	20.7	29.8	207.8	183.5
1957	3,886.1	1,864.8	1,556.8	567.7	30.6	14.7	29.7	323.1	169.7
1958	3,920.7	2,036.0	1,453.9	479.3	42.3	28.4	20.1	208.4	180.0
1959	4,748.0	2,487.2	1,717.1	666.5	58.6	19.9	20.7	350.9	216.3
	NORTH CENTRAL								
1954	4,838.1	2,905.8	1,493.0	446.1	28.3	23.9	38.1	113.8	242.0
1955	5,715.4	3,488.5	1,748.7	491.8	31.5	23.7	43.0	127.0	266.6
1956	5,670.7	3,137.0	1,991.4	539.4	35.7	13.1	50.7	171.4	268.5
1957	5,283.5	2,645.9	2,103.8	555.1	44.5	17.2	50.1	210.0	233.4
1958	5,533.0	2,914.6	2,095.1	571.9	60.7	11.4	37.8	205.4	256.6
1959	5,794.4	3,284.7	1,907.8	560.8	45.5	11.1	36.7	199.2	268.4
	SOUTH								
1954	4,144.7	2,339.5	1,374.9	473.1	26.5	10.7	37.2	127.9	270.7
1955	4,667.7	2,700.9	1,455.4	532.6	33.2	19.4	46.2	130.9	303.0
1956	4,462.6	2,347.1	1,591.5	591.8	24.5	15.2	55.5	195.9	300.7
1957	4,627.0	2,370.0	1,668.3	638.0	34.6	12.3	50.7	264.2	276.2
1958	5,421.6	2,922.0	1,903.1	762.2	45.4	7.5	40.0	345.3	324.0
1959	5,765.6	3,143.5	1,976.7	794.1	59.5	8.4	39.8	292.9	393.5
	WEST[4]								
1954	3,839.1	2,451.2	1,006.6	316.7	19.8	7.7	23.7	84.3	181.2
1955	4,426.2	2,845.7	1,155.9	406.3	18.4	7.1	27.3	113.2	240.3
1956	4,579.7	2,457.9	1,635.2	482.3	30.5	11.0	29.4	159.3	252.1
1957	4,372.3	2,348.4	1,522.4	463.8	30.2	13.4	28.7	178.7	212.8
1958	5,214.6	2,923.2	1,721.0	632.7	44.4	8.8	27.6	314.2	237.8
1959	6,158.5	3,572.4	1,922.2	656.0	60.3	12.5	31.9	262.8	288.6

See footnotes at end of table.

Table 18.–Valuation of Total Residential and Nonresidential Construction (Private and Public) Authorized in 6,600[1] Permit-Issuing Places in the United States, by Type of Construction and by Region,[2] 1954-59–Con.

[Millions of dollars]

Year	Nonresidential buildings–Con.								Additions and alterations
	Community buildings				Garages, private residential	Industrial buildings	Public utilities buildings	All other nonresidential buildings	
	Total	Educational buildings	Institutional buildings	Religious buildings					
	UNITED STATES, TOTAL[4]								
1954	1,875.3	1,177.7	336.2	361.5	166.4	662.3	209.4	519.2	1,469.9
1955	1,946.2	1,242.3	307.7	396.2	187.6	830.4	273.1	497.6	1,649.1
1956	2,225.7	1,407.1	367.8	450.8	201.9	1,260.5	326.7	556.8	1,830.4
1957	2,487.5	1,497.2	525.0	465.4	200.5	1,092.3	424.3	422.0	1,904.3
1958	2,684.2	1,644.3	569.5	470.4	178.7	875.2	424.6	564.3	1,915.6
1959	2,613.1	1,523.4	577.1	512.6	203.8	996.3	357.2	675.7	2,153.5
	NORTHEAST								
1954	439.4	281.2	86.4	71.9	38.6	156.1	31.0	129.0	336.6
1955	438.6	292.8	56.7	89.0	40.3	194.4	52.9	79.6	364.9
1956	529.7	334.5	98.9	96.3	41.5	243.0	63.2	89.7	394.1
1957	577.8	366.8	119.4	91.5	41.0	210.0	81.5	78.8	424.8
1958	566.3	352.8	117.9	95.6	37.3	186.5	88.9	95.7	399.7
1959	668.7	406.6	145.1	117.0	38.8	211.7	60.5	70.9	478.5
	NORTH CENTRAL								
1954	528.5	336.9	81.7	109.9	81.6	222.2	90.7	123.8	404.1
1955	642.3	396.2	120.0	126.1	97.6	315.9	92.9	108.1	449.2
1956	682.4	445.8	94.6	141.9	108.6	451.0	99.8	110.2	510.2
1957	765.7	443.1	164.2	158.3	110.0	437.9	156.0	79.1	499.9
1958	861.4	489.4	219.9	152.1	92.7	369.7	86.3	113.0	490.9
1959	688.0	364.8	178.4	144.8	113.0	335.4	94.5	116.0	534.2
	SOUTH								
1954	540.8	293.9	123.8	123.0	17.4	167.0	50.5	126.1	391.9
1955	505.7	292.3	83.8	129.7	19.0	145.4	86.8	165.9	451.1
1956	557.1	322.7	100.5	133.8	18.9	189.7	95.5	138.5	481.9
1957	628.8	351.4	137.0	140.3	19.4	198.2	97.3	86.7	520.7
1958	725.4	444.2	137.3	143.9	19.7	137.7	133.2	124.9	530.8
1959	712.2	407.5	151.7	153.0	22.1	180.3	100.7	167.2	565.5
	WEST[4]								
1954	366.6	265.7	44.3	56.6	28.8	117.0	37.2	140.3	337.3
1955	359.6	261.0	47.2	51.4	30.7	174.7	40.5	144.1	383.9
1956	456.6	304.1	73.8	78.7	32.8	376.8	68.2	218.4	444.2
1957	515.3	335.8	104.3	75.2	30.1	246.3	89.5	177.4	458.9
1958	531.1	357.9	94.4	78.8	28.9	181.3	116.2	230.8	494.2
1959	544.2	344.4	101.9	97.9	29.8	269.0	101.6	321.6	575.4

Note: Detail may not add to totals, due to rounding.

[1]For an explanation of coverage, see table 16, footnote 1.

[2]Composition of regions is shown on page 60.

[3]Includes total for new nonhousekeeping residential buildings, not shown separately.

[4]Excludes Alaska and Hawaii.

Source: U.S. Department of Labor.

Table 19.–Valuation of Total Private Residential and Nonresidential Construction Authorized in 3,014[1] Permit-Issuing Places in the United States, by Type of Construction and by Region,[2] 1959-64

[Millions of dollars]

Year	All authorized private construction[3]	New housing units	Nonresidential buildings											Additions and alterations
			Total	Industrial buildings	Office buildings	Service stations and repair garages	Stores and other mercantile buildings	Religious buildings	Educational buildings	Hospitals and other institutional buildings	Amusement buildings	Residential garages	All other nonresidential buildings	
	UNITED STATES, TOTAL													
1959..	19,880.7	12,379.1	5,176.2	923.3	914.5	n.a.	1,117.2	485.6	n.a.	n.a.	n.a.	197.5	n.a.	1,896.6
1960..	17,833.4	10,311.0	5,477.9	932.3	969.4	114.0	1,070.0	443.8	436.6	337.3	192.7	172.5	809.8	1,899.2
1961..	18,946.3	11,026.8	5,543.5	898.1	950.6	131.5	1,141.7	446.6	517.6	443.2	237.9	161.1	615.2	1,971.1
1962..	20,576.7	12,278.3	5,881.0	990.7	1,102.0	130.7	1,213.1	473.2	507.3	530.0	162.2	171.6	600.1	2,008.9
1963..	21,832.3	13,249.7	6,057.9	1,164.6	1,127.7	140.2	1,127.4	437.4	546.4	607.9	150.8	186.4	569.2	2,184.9
1964..	22,634.5	13,105.9	6,827.3	1,424.5	1,079.6	150.7	1,357.1	520.8	593.0	670.0	144.8	184.6	702.1	2,269.3
	NORTHEAST													
1959..	3,846.3	2,225.7	1,163.5	179.3	300.4	n.a.	184.0	100.1	n.a.	n.a.	n.a.	35.2	n.a.	375.9
1960..	3,630.1	1,996.4	1,220.7	214.8	244.1	15.1	186.0	86.4	180.9	81.7	46.0	30.2	135.2	376.0
1961..	4,010.6	2,280.8	1,186.5	200.3	186.4	18.1	210.5	92.6	175.6	83.0	104.7	33.0	82.3	404.7
1962..	4,233.5	2,427.5	1,327.5	222.1	255.6	15.9	233.5	95.2	204.7	153.0	35.9	31.6	79.8	393.9
1963..	3,989.9	2,254.5	1,262.0	266.7	184.4	18.6	202.1	79.2	217.4	152.6	27.8	31.5	81.9	409.2
1964..	4,048.4	2,220.7	1,345.2	290.9	185.0	20.2	204.0	115.6	236.6	140.6	25.1	30.0	97.1	427.5
	NORTH CENTRAL													
1959..	5,131.8	3,254.9	1,263.7	298.8	150.6	n.a.	242.3	130.5	n.a.	n.a.	n.a.	112.2	n.a.	469.4
1960..	4,463.5	2,559.4	1,414.9	274.8	189.8	34.9	236.8	128.3	144.3	97.2	39.4	95.2	174.0	469.6
1961..	4,601.2	2,523.7	1,522.1	249.3	230.2	39.4	279.7	120.3	155.0	160.5	42.6	81.9	163.2	475.7
1962..	4,539.2	2,583.9	1,406.1	254.9	181.5	34.6	294.8	136.8	134.2	158.6	39.4	90.2	81.1	466.8
1963..	4,798.7	2,683.7	1,544.1	344.7	265.7	33.5	234.1	127.7	156.7	166.9	26.0	97.4	91.5	503.8
1964..	5,424.5	2,959.3	1,846.3	498.4	221.6	35.7	307.2	139.8	137.4	206.4	34.8	95.4	169.6	520.4
	SOUTH													
1959..	5,378.7	3,327.0	1,445.0	186.9	223.8	n.a.	397.4	156.8	n.a.	n.a.	n.a.	20.8	n.a.	515.8
1960..	4,694.8	2,665.9	1,474.1	200.7	282.4	34.5	344.0	154.8	72.8	76.0	50.7	20.4	237.7	511.6
1961..	4,911.3	2,851.6	1,424.6	205.2	243.3	39.4	347.9	143.7	113.6	109.3	46.6	19.4	156.2	541.0
1962..	5,458.1	3,238.8	1,552.5	207.7	322.5	45.3	365.7	143.8	104.2	118.9	30.4	20.9	193.0	549.5
1963..	5,990.4	3,638.1	1,658.7	310.2	336.3	47.7	362.5	133.4	95.7	151.1	57.7	21.7	142.5	605.9
1964..	6,437.9	3,756.1	1,883.9	349.2	360.8	50.1	436.9	164.1	119.8	188.1	38.7	22.9	153.4	647.4
	WEST													
1959..	5,523.9	3,571.5	1,304.0	258.3	239.7	n.a.	293.5	98.2	n.a.	n.a.	n.a.	29.3	n.a.	535.5
1960..	5,043.9	3,089.2	1,368.4	242.0	253.1	29.3	303.4	74.2	38.6	82.2	56.5	26.5	262.7	542.0
1961..	5,422.6	3,370.7	1,409.9	243.3	290.8	34.7	303.4	90.0	73.3	90.3	43.8	26.8	213.5	549.6
1962..	6,345.9	4,028.0	1,594.9	305.9	342.3	34.9	319.1	97.3	64.2	99.6	56.5	28.9	246.1	598.5
1963..	7,053.4	4,673.5	1,593.1	243.0	341.2	40.5	328.8	97.1	76.7	137.3	39.4	35.8	253.3	666.1
1964..	6,723.6	4,169.8	1,751.9	286.1	312.2	44.7	409.0	101.4	99.2	135.0	46.1	36.2	282.0	674.0

Note: Detail may not add to totals, due to rounding. n.a. – Not available.

[1] For an explanation of coverage, see table 17, footnote 1. [2] Composition of regions is shown on page 60.

[3] Includes total for new nonhousekeeping residential buildings, not shown separately.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 20.–Number of Private and Public Nonresidential Buildings Authorized in 6,600[1] Permit-Issuing Places in the United States,[2] by Type, 1954-59

Year	Industrial buildings	Office buildings	Gasoline and service stations	Commercial garages	Stores and other mercantile buildings	Religious buildings	Educational buildings	Institutional buildings	Amusement buildings	Garages, private residential
1954	9,582	5,433	9,022	2,421	34,288	5,453	5,113	988	2,248	207,365
1955	13,655	6,868	9,827	2,272	34,659	5,427	5,179	941	3,159	224,546
1956	15,363	7,590	10,615	2,262	32,685	5,806	5,157	993	2,446	223,273
1957	14,011	7,699	11,360	(3)	27,347	5,966	4,601	1,265	2,591	209,295
1958	11,916	7,509	8,783	(3)	25,823	6,006	4,749	1,399	2,843	185,225
1959	15,196	9,042	9,319	(3)	28,979	6,202	4,761	2,475	3,266	201,280

[1]For an explanation of coverage, see table 16, footnote 1. [2]Excludes Alaska and Hawaii.

[3]Beginning with 1957, data for commercial garages are included in the gasoline and service stations category.

Source: U.S. Department of Labor.

Table 21.–Number of Private Residential and Nonresidential Buildings Authorized in 3,014[1] Permit-Issuing Places in the United States, by Type, 1960-64

Year	Residential 5-or-more-family	Industrial buildings	Office buildings	Service stations and repair garages	Stores and other mercantile buildings	Religious buildings	Educational buildings	Hospitals and other institutional buildings	Amusement buildings	Residential garages
1960	11,064	12,486	8,036	7,544	25,437	5,316	1,792	1,057	3,038	162,762
1961	14,796	11,210	8,362	7,881	23,599	5,056	1,959	1,135	2,665	145,146
1962	20,022	12,766	8,558	7,719	23,384	5,238	1,817	1,367	2,587	152,021
1963	24,640	13,107	8,917	7,873	22,673	4,929	1,859	1,541	2,506	159,367
1964	24,765	14,331	9,303	8,205	24,505	5,174	2,118	1,531	2,923	150,304

[1]For an explanation of coverage, see table 17, footnote 1. Source: Bureau of the Census, U.S. Department of Commerce.

Number of Nonresidential Buildings Authorized by Building Permits in 3,014 Permit-Issuing Places, 1964

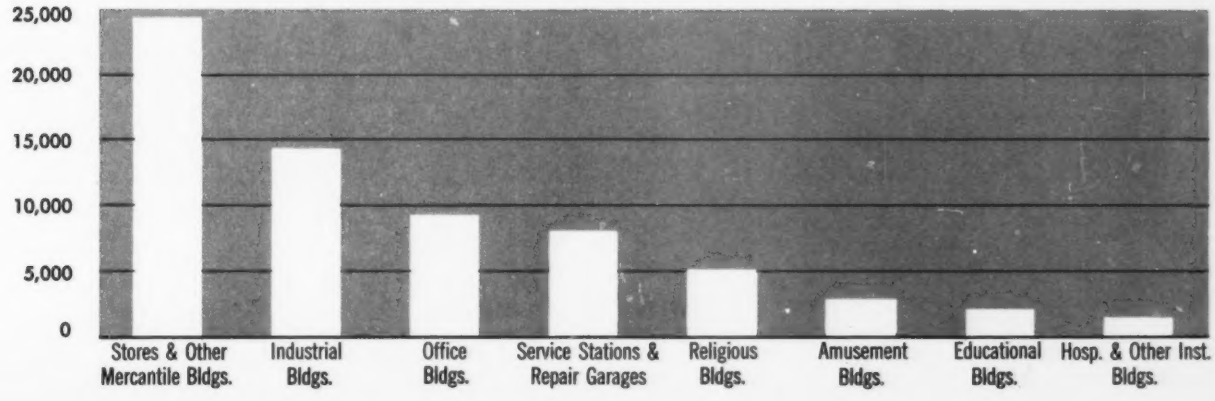


Table 22.–Valuation of Total Residential and Nonresidential Construction (Private and Public) Authorized in 6,600[1] Permit-Issuing Places in the United States, by Metropolitan- Nonmetropolitan Location and by State, 1954-59

[Millions of dollars]

Year	United States			Alabama	Arizona	Arkansas	California	Colorado	Connecticut	Delaware	Dist. of Columbia	Florida	Georgia
	Total	Metropolitan	Nonmetropolitan										
1954	16,485.8	13,180.7	3,305.1	135.8	145.1	77.4	2,569.5	245.3	320.4	49.6	76.0	650.9	267.8
1955	18,939.0	15,108.9	3,830.1	166.5	165.8	54.3	3,065.1	280.6	359.1	62.0	87.7	746.9	276.7
1956	18,760.7	14,667.4	4,093.3	173.1	189.7	57.4	3,163.2	279.2	375.1	66.0	66.2	834.8	250.1
1957	18,168.8	14,130.7	4,038.1	190.6	224.6	72.7	3,055.5	261.9	390.6	68.9	133.8	948.0	252.4
1958	20,089.9	15,719.4	4,370.5	236.8	292.2	77.5	3,500.6	313.0	328.6	82.4	222.4	948.8	321.3
1959	22,466.5	17,502.6	4,963.9	260.7	346.6	94.8	4,216.9	360.1	401.3	81.7	116.9	1,025.0	348.2

Year	Idaho	Illinois	Indiana	Iowa	Kansas	Kentucky	Louisiana	Maine	Maryland	Massachusetts	Michigan	Minnesota	Mississippi
1954	30.5	986.7	340.6	141.4	168.8	170.8	218.6	30.2	406.4	393.0	1,010.2	358.1	62.4
1955	36.5	1,261.6	381.0	180.1	195.4	189.3	292.6	29.8	494.4	445.1	1,130.4	403.3	50.3
1956	39.6	1,333.8	432.0	181.9	151.9	168.2	273.1	33.9	429.8	470.0	1,084.6	376.2	52.5
1957	38.2	1,240.0	419.5	160.5	134.8	169.1	250.5	29.2	448.7	440.5	933.4	390.7	54.2
1958	45.5	1,362.4	375.5	212.9	149.3	172.1	327.3	30.7	479.3	469.5	867.3	449.8	54.8
1959	52.8	1,359.4	455.0	205.6	175.6	204.1	314.7	38.2	558.5	559.6	831.6	463.4	62.3

Year	Missouri	Montana	Nebraska	Nevada	New Hampshire	New Jersey	New Mexico	New York	North Carolina	North Dakota	Ohio	Oklahoma	Oregon
1954	304.6	39.7	78.0	82.0	27.6	687.7	72.3	1,416.2	182.2	29.8	985.8	137.4	150.9
1955	336.4	41.7	100.0	75.3	41.2	832.3	85.7	1,489.9	216.4	35.6	1,216.0	149.2	157.2
1956	306.7	41.5	82.0	45.5	37.8	810.5	77.2	1,470.0	221.4	40.5	1,202.0	143.2	182.0
1957	302.0	35.1	78.5	60.2	30.1	727.4	88.4	1,453.4	194.3	37.2	1,093.7	121.3	138.9
1958	385.0	38.9	111.8	63.2	32.7	764.9	134.5	1,529.3	231.7	45.2	1,117.4	180.9	197.9
1959	413.7	54.3	130.0	72.8	44.7	850.2	139.1	1,945.4	267.5	54.6	1,199.5	206.4	199.4

Year	Pennsylvania	Rhode Island	South Carolina	South Dakota	Tennessee	Texas	Utah	Vermont	Virginia	Washington	West Virginia	Wisconsin	Wyoming
1954	734.8	44.7	67.3	32.7	209.9	946.4	105.1	9.3	420.9	375.5	65.1	401.5	23.2
1955	871.9	49.0	94.6	36.9	219.6	1,024.6	118.7	11.3	475.2	381.0	67.4	438.8	18.6
1956	780.7	59.6	75.8	37.4	213.0	916.9	145.2	10.1	452.4	390.6	64.4	442.0	25.6
1957	749.3	48.8	63.4	36.4	179.3	1,013.4	113.5	15.6	385.2	335.3	80.8	457.8	21.1
1958	697.5	55.0	74.0	35.6	234.6	1,196.4	159.4	12.6	500.1	440.4	81.1	421.0	29.0
1959	830.6	67.6	84.8	46.0	261.2	1,265.1	165.6	10.2	532.1	516.4	81.5	460.2	34.6

[1]For an explanation of coverage, see table 16, footnote 1.

Note: Detail may not add to totals, due to rounding.

Source: U.S. Department of Labor.

Table 23.–Valuation of Private Residential and Nonresidential Construction Authorized in 3,014[1] Permit-Issuing Places in the United States, by State, 1959-64

[Millions of dollars]

Year	United States, total	Alabama	Alaska	Arizona	Arkansas	California	Colorado	Connecticut	Delaware	Dist. of Columbia	Florida	Georgia	Hawaii
1959	19,880.7	205.3	15.7	312.4	59.0	3,720.4	284.3	350.5	62.7	55.9	1,175.0	317.3	161.4
1960	17,833.4	175.6	18.3	310.9	58.3	3,410.7	248.5	342.7	56.2	60.2	1,029.1	301.1	153.6
1961	18,946.3	201.9	15.5	285.4	55.8	3,692.5	320.7	350.0	66.5	66.9	986.5	341.6	133.4
1962	20,576.7	218.8	24.4	263.5	83.7	4,320.2	329.4	358.2	55.7	89.5	1,000.5	363.5	178.4
1963	21,832.3	259.2	22.6	279.2	107.1	5,074.9	298.1	385.0	56.6	125.9	1,044.4	424.2	134.3
1964	22,634.5	284.4	28.6	246.3	118.6	4,834.5	292.7	447.8	66.8	127.2	1,089.4	518.1	160.6

Year	Idaho	Illinois	Indiana	Iowa	Kansas	Kentucky	Louisiana	Maine	Maryland	Massachusetts	Michigan	Minnesota	Mississippi
1959	39.9	1,179.8	384.5	177.6	155.1	159.2	285.1	38.1	534.2	505.3	722.1	345.3	49.4
1960	33.9	1,076.3	332.2	146.3	126.3	131.2	257.9	35.7	409.2	434.1	620.4	313.3	64.1
1961	36.6	1,124.1	356.3	147.9	131.4	133.8	231.7	38.6	441.2	465.9	614.6	334.8	67.9
1962	38.0	1,044.3	368.1	138.9	139.3	144.6	255.2	40.9	542.0	503.2	694.0	340.3	69.6
1963	38.3	1,018.4	358.6	159.6	148.4	158.2	298.0	40.2	641.3	645.8	778.1	345.0	75.4
1964	40.7	1,097.6	425.6	178.8	161.2	204.4	331.5	44.3	636.4	632.6	971.5	394.6	80.2

Year	Missouri	Montana	Nebraska	Nevada	New Hampshire	New Jersey	New Mexico	New York	North Carolina	North Dakota	Ohio	Oklahoma	Oregon
1959	408.0	36.3	90.4	70.5	40.7	647.7	115.8	1,603.5	210.5	40.5	1,170.0	172.9	191.3
1960	353.2	33.6	95.3	92.2	31.3	638.4	81.6	1,524.1	217.2	38.5	1,000.5	140.0	196.2
1961	379.5	33.9	97.3	122.8	43.3	667.5	75.2	1,813.5	224.3	39.2	1,007.8	162.7	184.7
1962	348.1	29.9	112.7	244.2	38.0	690.8	82.7	1,878.8	232.8	39.8	976.6	182.7	227.7
1963	387.2	31.8	97.7	277.2	39.4	724.6	97.4	1,486.6	310.6	38.1	1,061.2	224.4	215.3
1964	503.4	32.2	108.7	183.5	41.3	818,1	101.0	1,342.8	293.8	40.7	1,108.7	233.7	252.5

Year	Pennsylvania	Rhode Island	South Carolina	South Dakota	Tennessee	Texas	Utah	Vermont	Virginia	Washington	West Virginia	Wisconsin	Wyoming
1959	586.8	63.8	117.4	35.3	206.7	1,227.4	140.0	10.0	493.0	411.9	47.2	423.4	23.6
1960	550.5	67.7	61.1	30.9	199.1	1,052.3	112.3	6.4	438.6	325.5	44.8	329.4	26.6
1961	556.8	66.0	57.4	33.4	210.2	1,162.2	127.9	9.2	462.8	370.5	39.1	334.4	23.4
1962	635.3	77.9	64.3	32.1	213.4	1,319.8	139.9	9.6	582.2	440.9	41.0	304.7	26.9
1963	579.7	78.5	67.7	30.8	244.6	1,267.2	150.0	10.1	648.8	413.3	36.3	375.6	20.7
1964	635.6	74.6	87.7	28.3	273.4	1,320.1	128.6	11.4	733.9	401.6	38.0	404.1	20.7

Note: Detail may not add to totals, due to rounding.

[1]For an explanation of coverage, see table 17, footnote 1.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 24.–Total Housekeeping Residential Construction (Private and Public) Authorized in 6,600[1] Permit-Issuing Places in the United States: Number of Housing Units, by Metropolitan-Nonmetropolitan Location and by State, 1954-59

Year	United States			Alabama	Arizona	Arkansas	California	Colorado	Connecticut	Delaware	Dist. of Columbia	Florida	Georgia
	Total	Metropolitan	Nonmetropolitan										
1954	1,074,512	860,736	213,776	12,473	11,810	4,157	199,421	18,661	17,398	3,579	2,984	48,887	20,976
1955	1,148,488	908,867	239,621	13,442	13,803	4,237	212,493	20,183	17,871	4,112	2,796	53,069	19,668
1956	942,585	721,492	221,093	12,344	12,216	3,726	177,168	14,855	17,514	3,202	2,176	58,144	16,355
1957	848,020	649,647	198,373	13,056	15,644	3,706	169,425	12,897	15,612	2,344	3,082	63,050	14,952
1958	1,002,776	775,581	227,195	19,251	21,001	4,389	196,716	17,922	14,129	2,935	4,975	64,175	18,251
1959	1,122,825	869,319	253,506	18,401	24,199	4,112	236,582	15,952	16,908	2,309	1,624	65,969	21,332

Year	Idaho	Illinois	Indiana	Iowa	Kansas	Kentucky	Louisiana	Maine	Maryland	Massachusetts	Michigan	Minnesota	Mississippi
1954	1,652	54,275	21,306	8,017	11,223	10,823	13,645	1,235	31,223	22,330	59,543	17,438	4,262
1955	1,895	67,753	21,217	9,627	10,318	13,127	14,552	1,483	30,404	25,203	62,039	18,654	3,694
1956	1,590	58,558	19,760	7,847	8,205	9,039	11,552	1,393	22,490	22,571	48,533	15,819	2,919
1957	1,510	47,019	15,119	5,888	6,408	7,681	11,269	1,165	22,298	16,343	39,983	14,091	2,648
1958	2,016	49,618	15,836	8,049	7,819	9,253	15,231	1,154	25,141	18,574	37,744	18,836	3,039
1959	2,187	57,225	18,201	8,071	8,112	10,593	15,932	1,306	27,747	21,087	36,035	19,576	3,886

Year	Missouri	Montana	Nebraska	Nevada	New Hampshire	New Jersey	New Mexico	New York	North Carolina	North Dakota	Ohio	Oklahoma	Oregon
1954	16,355	1,953	5,482	4,642	1,686	48,162	6,464	89,645	12,036	1,728	54,680	10,392	7,952
1955	17,180	1,989	5,849	3,917	2,256	53,052	6,232	94,434	13,270	1,640	60,588	9,789	7,559
1956	13,161	1,658	4,529	2,241	1,992	43,609	4,699	74,624	10,533	1,602	51,115	7,118	6,534
1957	10,845	1,334	3,794	2,540	1,351	34,310	5,414	62,513	9,089	1,541	43,013	5,750	4,315
1958	17,246	1,761	5,499	2,895	1,468	38,652	9,561	77,266	12,002	2,327	48,250	8,557	6,439
1959	20,535	1,999	6,400	3,425	2,019	45,140	8,374	95,708	12,832	2,672	54,034	10,211	8,024

Year	Pennsylvania	Rhode Island	South Carolina	South Dakota	Tennessee	Texas	Utah	Vermont	Virginia	Washington	West Virginia	Wisconsin	Wyoming
1954	37,954	3,359	4,790	2,172	16,084	68,478	6,828	316	29,999	21,411	2,876	20,125	1,625
1955	44,541	3,485	5,351	2,314	16,836	69,214	7,555	350	32,684	21,042	3,221	21,283	1,217
1956	33,154	3,026	3,945	1,556	11,540	45,543	6,397	350	25,588	15,111	3,053	20,241	1,036
1957	28,043	2,634	3,265	1,155	9,954	49,602	5,648	335	20,280	14,141	2,532	18,489	943
1958	27,070	2,638	3,478	1,679	14,248	69,942	7,388	312	26,088	19,253	2,345	18,683	1,675
1959	33,452	3,199	4,112	2,251	17,120	68,400	8,340	294	30,508	22,055	2,593	19,060	1,722

[1]For an explanation of coverage, see table 16, footnote 1.

Source: U.S. Department of Labor.

Table 25.–Total Housekeeping Residential Construction (Private and Public) Authorized* in 3,014[1] Permit-Issuing Places in the United States: Number of Housing Units, by State, 1959-64

Year	United States, total	Alabama	Alaska	Arizona	Arkansas	California	Colorado	Connecticut	Delaware	Dist. of Columbia	Florida	Georgia	Hawaii
1959	1,149,716	17,471	269	24,008	3,146	234,550	15,792	18,184	1,860	1,624	89,684	22,906	10,273
1960	942,245	10,996	321	21,020	3,445	192,478	16,363	15,057	2,543	2,778	66,654	20,299	9,099
1961	1,013,244	11,684	282	19,188	3,320	208,460	21,644	15,428	2,402	2,467	61,808	20,754	6,638
1962	1,110,131	13,047	477	19,685	4,856	239,586	19,098	16,692	2,216	3,969	57,991	25,492	8,853
1963	1,193,409	16,606	759	21,623	4,912	292,120	16,549	17,035	2,428	7,703	60,860	31,780	7,992
1964	1,133,565	14,260	664	14,758	4,654	247,239	15,430	22,173	3,479	8,296	65,193	29,019	8,330

Year	Idaho	Illinois	Indiana	Iowa	Kansas	Kentucky	Louisiana	Maine	Maryland	Massachusetts	Michigan	Minnesota	Mississippi
1959	1,803	55,257	19,279	8,416	8,291	9,074	16,241	1,716	27,593	20,642	36,067	16,508	3,597
1960	1,390	48,682	14,993	6,421	6,200	7,329	10,683	1,494	20,996	19,582	26,737	13,223	4,764
1961	1,387	48,640	16,784	5,960	6,291	7,005	11,385	1,391	29,151	23,044	25,355	14,324	4,420
1962	1,496	46,017	16,640	5,811	6,926	8,445	12,192	1,198	34,151	23,858	28,310	17,418	4,258
1963	1,479	43,492	18,763	5,649	6,375	9,763	14,743	1,247	45,561	25,435	32,449	16,482	4,706
1964	1,319	42,826	19,639	7,877	7,021	12,544	15,752	1,036	40,400	31,503	38,706	16,991	4,621

Year	Missouri	Montana	Nebraska	Nevada	New Hampshire	New Jersey	New Mexico	New York	North Carolina	North Dakota	Ohio	Oklahoma	Oregon
1959	24,346	1,660	5,757	3,541	2,071	39,452	7,988	93,564	11,806	2,672	56,579	9,335	8,884
1960	16,029	1,779	5,969	5,186	1,569	34,667	4,792	82,724	10,501	1,574	47,796	7,896	8,653
1961	16,701	1,566	7,345	7,316	2,442	36,999	4,301	109,132	12,966	1,624	44,289	8,555	8,504
1962	16,572	1,363	7,141	17,730	1,664	35,843	5,050	111,515	10,973	1,590	47,848	10,902	9,343
1963	19,645	1,490	5,651	14,353	1,753	39,894	6,395	91,077	11,057	1,742	53,230	12,795	11,000
1964	24,527	1,232	5,599	5,774	1,838	50,025	5,112	62,126	13,381	1,579	50,782	11,790	11,560

Year	Pennsylvania	Rhode Island	South Carolina	South Dakota	Tennessee	Texas	Utah	Vermont	Virginia	Washington	West Virginia	Wisconsin	Wyoming
1959	30,556	3,316	3,754	2,055	17,112	73,005	7,816	418	33,244	22,872	1,966	20,085	1,611
1960	27,936	3,663	2,576	1,393	14,002	53,284	5,778	266	26,660	14,617	1,451	16,473	1,464
1961	29,188	3,384	2,925	1,647	14,172	61,646	6,774	335	29,562	16,474	1,342	13,815	1,028
1962	30,051	3,855	3,166	1,316	13,645	77,967	7,477	275	38,585	22,316	1,097	12,806	1,359
1963	25,568	3,996	3,398	1,310	16,291	79,495	7,633	344	40,118	19,645	1,445	16,710	863
1964	28,167	4,747	4,184	1,106	17,829	70,718	5,494	301	44,072	16,069	1,346	19,535	1,164

*By building permits (privately owned construction) and contract awards (publicly owned construction).

[1]For an explanation of coverage, see table 17, footnote 1.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 26.–Total Housekeeping Residential Construction (Private and Public) Authorized in Selected Permit-Issuing Places[1] in the United States: Number of Housing Units, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59

Area	1954	1955	1956	1957	1958	1959
Atlanta, Ga.	12,539	11,521	9,485	7,630	[illegible]	12,770
Baltimore, Md.	15,464	15,340	11,538	12,059	10,979	10,683
Birmingham, Ala.	4,752	5,314	4,087	4,603	6,649	7,203
Boston, Mass.	10,745	11,444	9,936	7,457	8,803	9,971
Buffalo, N. Y.	8,864	10,902	9,714	7,041	6,328	5,669
Chicago, Ill.	49,005	60,062	51,475	41,510	43,631	51,136
Cleveland, Ohio	13,379	15,718	12,235	11,777	10,426	12,425
Columbus, Ohio	7,291	7,642	6,988	5,326	8,967	7,888
Denver, Colo.	12,704	13,091	9,182	8,103	11,170	10,871
Detroit, Mich.	40,966	40,623	31,410	24,292	23,742	21,847
Indianapolis, Ind.	6,600	6,166	5,584	4,545	4,987	6,350
Los Angeles, Calif.	104,082	103,720	89,262	80,654	80,562	90,269
Miami, Fla.	16,175	16,362	17,131	18,387	18,761	15,794
Milwaukee, Wis.	9,522	8,358	8,473	8,507	6,660	6,335
New York-Northeastern New Jersey	95,124	97,244	77,650	66,289	84,167	106,060
Philadelphia, Pa.	30,544	36,460	23,938	20,396	20,793	25,704
Phoenix, Ariz.	8,918	10,130	8,500	11,826	16,196	17,905
San Diego, Calif.	10,207	11,429	13,269	16,268	22,839	30,086
San Francisco-Oakland, Calif.	28,388	32,058	21,956	18,800	25,157	29,501
Seattle, Wash.	9,937	9,874	7,055	7,966	10,300	12,699
Washington, D. C.	23,909	22,590	15,911	13,995	22,455	25,061

[1]The selected standard metropolitan statistical areas (SMSA's) are represented by those permit-issuing places falling within the nationwide group of 6,600 places. For definition of SMSA see page 60.

Source: U.S. Department of Labor.

Table 27.–Total Housekeeping Residential Construction (Private and Public) Authorized* in Selected Permit-Issuing Places[1] in the United States: Number of Housing Units, by Selected Standard Metropolitan Statistical Area (SMSA),[2] 1960-64

Year	Anaheim-Santa Ana-Garden Grove, Calif.[3]	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.[4]	Buffalo, N.Y.	Chicago, Ill.	Cleveland, Ohio[4]	Columbus, Ohio[4]	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.[4]
1960	.....	13,071	6,809	3,925	9,674	4,095	40,995	12,038	5,566	13,257	15,191	4,484
1961	.....	12,755	10,614	3,841	11,919	3,351	42,292	10,377	6,743	19,101	14,460	5,873
1962	.....	17,303	10,590	3,653	13,242	3,796	38,619	11,348	8,816	15,416	17,245	6,299
1963	.....	22,731	14,253	4,262	13,401	3,931	35,957	14,680	10,470	11,810	19,202	6,488
1964	26,882	19,507	14,755	3,048	19,526	4,620	33,817	12,193	7,794	9,399	22,413	6,857

Year	Los Angeles-Long Beach, Calif.[4]	Miami, Fla.	Milwaukee, Wis.[4]	New York, N.Y.	Philadelphia, Pa.	Phoenix, Ariz.	San Diego, Calif.	San Francisco-Oakland, Calif.[4]	Seattle-Everett, Wash.	Washington, D. C.
1960	81,507	11,123	8,165	69,501	19,330	16,153	14,374	27,966	7,396	20,329
1961	94,047	10,098	6,424	94,766	22,271	14,969	10,917	32,510	8,967	26,173
1962	113,795	10,183	5,400	96,854	23,577	14,060	9,015	37,100	13,416	37,816
1963	140,917	9,899	6,707	74,090	18,374	14,663	12,694	42,207	11,567	46,225
1964	88,255	12,283	8,476	43,907	20,265	10,732	13,822	38,144	7,439	42,689

*By building permits (privately owned construction) and contract awards (publicly owned construction).

[1]The selected standard metropolitan statistical areas (SMSA's) are represented by those permit-issuing places falling within the nationwide group of 3,014 places. See table 17, footnote 1 for a more detailed explanation of coverage.

[2]Residential construction data for 99 selected standard metropolitan statistical areas are issued monthly in the Bureau of the Census C-42 series, *Housing Authorized in Permit-Issuing Places: Summary Statistics*. The 22 SMSA's presented above fall within this group. For definition of SMSA see page 60.

[3]Newly established SMSA coextensive with Orange County, California (Part of Los Angeles-Long Beach area through December 1963).

[4]Data for 1964 not directly comparable with data for preceding years. Beginning with 1964, metropolitan area title and definition conform to those appearing in *Standard Metropolitan Statistical Areas, 1964*, issued by the Office of Statistical Standards, Bureau of the Budget; data for 1961-63 based on 1961 definition; data for 1960 based on 1959 definition.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 28.—Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	Atlanta, Georgia					
All building construction[1]	167,246	169,878	141,852	143,567	205,945	213,566
New housing units	98,895	100,998	86,301	72,166	97,177	109,222
New nonresidential building	56,718	54,729	41,589	56,505	92,522	86,963
Commercial buildings	17,667	25,719	18,030	21,641	36,708	42,382
Amusement buildings	428	2,074	607	1,049	1,387	2,953
Commercial garages	946	2,281	613	552	400	1,247
Gasoline and service stations	1,086	1,166	1,478	1,549	1,117	1,127
Office buildings	4,534	9,151	3,587	5,847	15,366	22,232
Stores and other mercantile bldgs	10,673	11,048	11,745	12,645	18,439	14,824
Community buildings	32,739	15,628	7,403	23,893	28,043	28,450
Educational buildings	4,919	8,755	3,162	13,165	10,981	13,082
Institutional buildings	21,412	2,770	700	5,534	10,943	8,862
Religious buildings	6,408	4,103	3,542	5,194	6,119	6,506
Garages, private residential	273	244	277	220	282	258
Industrial buildings	4,061	6,220	12,307	7,083	5,411	5,841
Public utilities buildings	1,077	3,694	2,001	2,798	17,530	7,224
All other nonresidential buildings	900	3,224	1,571	870	4,548	2,808
Additions and alterations	9,994	13,476	13,771	14,135	12,661	15,029
	Baltimore, Maryland					
All building construction[1]	223,505	261,299	226,196	238,942	213,049	245,811
New housing units	145,871	155,211	125,149	133,714	118,901	119,021
New nonresidential building	59,150	84,804	83,555	84,640	72,249	102,663
Commercial buildings	13,412	33,799	15,028	43,035	22,526	19,291
Amusement buildings	365	1,855	1,055	2,673	1,272	4,084
Commercial garages	203	698	1,321	136	326	339
Gasoline and service stations	831	1,304	2,077	1,650	1,248	1,219
Office buildings	2,470	7,920	4,180	24,413	1,646	3,509
Stores and other mercantile bldgs	9,544	22,022	6,395	14,163	18,035	10,140
Community buildings	25,568	23,813	38,939	28,163	32,487	47,412
Educational buildings	15,684	17,534	19,606	19,393	25,147	30,273
Institutional buildings	215	1,535	15,421	2,784	1,347	10,320
Religious buildings	9,669	4,745	3,912	5,986	5,993	6,819
Garages, private residential	838	815	827	794	698	723
Industrial buildings	12,544	18,527	16,957	6,804	3,880	9,627
Public utilities buildings	3,027	2,712	6,591	1,812	2,011	7,154
All other nonresidential buildings	3,761	5,138	5,213	4,032	10,647	18,457
Additions and alterations	18,353	20,856	17,387	19,953	21,310	22,070
	Birmingham, Alabama					
All building construction[1]	50,881	72,825	70,860	68,254	86,679	101,494
New housing units	30,898	40,142	33,944	36,213	54,154	63,434
New nonresidential building	13,771	22,363	25,108	20,827	21,695	26,749
Commercial buildings	5,356	10,853	12,191	8,375	6,088	12,749
Amusement buildings	64	190	117	917	429	272
Commercial garages	90	93	13	11	4	423
Gasoline and service stations	294	570	1,026	691	627	337
Office buildings	1,702	2,086	3,597	3,147	1,434	2,585
Stores and other mercantile bldgs	3,206	7,913	7,437	3,607	3,594	9,132
Community buildings	5,329	7,875	9,618	6,293	10,317	8,697
Educational buildings	3,670	4,653	6,197	3,916	4,849	2,212
Institutional buildings	129	673	556	16	2,971	3,139
Religious buildings	1,530	2,549	2,865	2,360	2,497	3,347
Garages, private residential	253	274	254	354	301	359
Industrial buildings	778	2,516	1,767	3,628	4,165	2,607
Public utilities buildings	56	135	216	1,760	488	1,201
All other nonresidential buildings	1,999	710	1,062	418	336	1,137
Additions and alterations	6,048	9,865	11,644	11,198	10,802	11,211

See footnotes at end of table.

Table 28.—Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59—Con.

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	Boston, Massachusetts					
All building construction[1]	219,583	240,287	250,952	244,489	261,436	329,352
New housing units	108,697	121,829	112,435	89,748	104,771	120,478
New nonresidential building	83,293	84,666	105,819	116,349	117,863	159,023
Commercial buildings	17,003	18,754	29,607	35,396	33,113	90,901
Amusement buildings	1,218	1,888	2,698	2,164	1,333	2,393
Commercial garages	457	929	4,006	2,394	3,892	465
Gasoline and service stations	712	1,000	1,172	1,327	653	914
Office buildings	5,800	4,556	8,893	11,176	16,339	68,158
Stores and other mercantile bldgs	8,816	10,381	12,838	18,335	10,896	18,971
Community buildings	37,202	46,022	41,316	47,757	60,626	43,971
Educational buildings	21,955	36,913	26,011	37,211	47,596	32,315
Institutional buildings	10,763	4,197	8,517	4,797	7,048	6,170
Religious buildings	4,484	4,912	6,788	5,748	5,983	5,486
Garages, private residential	1,382	1,640	1,742	1,611	1,380	1,481
Industrial buildings	16,067	9,363	22,410	24,243	15,861	15,825
Public utilities buildings	2,642	4,068	6,880	4,364	2,972	4,446
All other nonresidential buildings	8,997	4,819	3,864	2,979	3,910	2,399
Additions and alterations	25,498	33,437	32,651	36,029	36,437	47,148
	Buffalo, New York					
All building construction[1]	145,747	167,781	167,625	151,260	141,233	145,818
New housing units	81,536	106,207	103,361	76,707	70,299	63,522
New nonresidential building	52,812	48,228	52,069	62,125	58,589	69,568
Commercial buildings	6,984	12,702	13,178	13,980	10,692	12,809
Amusement buildings	170	369	1,064	1,953	1,606	1,188
Commercial garages	453	443	276	230	66	260
Gasoline and service stations	1,760	1,627	1,638	1,334	870	773
Office buildings	1,160	5,004	3,460	5,115	4,029	2,555
Stores and other mercantile bldgs	3,441	5,259	6,739	5,347	4,121	8,032
Community buildings	27,319	13,659	11,504	19,551	22,618	34,616
Educational buildings	21,674	8,190	7,180	12,324	15,939	23,700
Institutional buildings	2,214	1,579	1,631	3,148	1,869	6,400
Religious buildings	3,430	3,890	2,693	4,079	4,811	4,515
Garages, private residential	3,179	3,282	3,565	3,818	3,026	3,906
Industrial buildings	5,566	5,897	11,869	11,450	14,938	4,860
Public utilities buildings	3,829	3,573	2,628	2,684	2,031	2,582
All other nonresidential buildings	5,936	9,115	9,324	10,642	5,283	10,796
Additions and alterations	10,641	12,018	10,399	10,985	10,946	12,469
	Chicago, Illinois					
All building construction[1]	885,328	1,119,629	1,190,814	1,138,149	1,223,003	1,227,960
New housing units	603,186	778,359	733,514	586,102	624,447	729,878
New nonresidential building	215,803	275,143	369,516	458,206	488,982	373,103
Commercial buildings	75,186	80,671	91,614	118,290	94,447	88,889
Amusement buildings	3,567	5,364	5,758	5,620	7,101	6,964
Commercial garages	9,263	3,792	1,426	831	720	594
Gasoline and service stations	4,319	5,340	6,645	7,886	6,808	6,626
Office buildings	14,705	15,884	30,773	63,004	24,869	23,506
Stores and other mercantile bldgs	43,331	50,291	47,013	40,949	54,949	51,198
Community buildings	65,935	79,266	112,846	134,700	158,121	119,851
Educational buildings	39,150	56,428	72,336	64,459	88,578	59,944
Institutional buildings	8,884	7,422	11,629	45,805	41,258	33,324
Religious buildings	17,901	15,416	28,881	24,436	28,285	26,583
Garages, private residential	14,924	19,621	24,201	24,014	20,558	25,083
Industrial buildings	37,554	67,541	102,580	134,547	2187,172	100,467
Public utilities buildings	11,388	8,805	24,145	30,430	13,537	20,410
All other nonresidential buildings	10,815	19,239	14,129	16,225	15,146	18,402
Additions and alterations	60,877	61,044	79,890	86,839	104,336	107,295

See footnotes at end of table.

Table 28.—Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59—Con.

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	Cleveland, Ohio					
All building construction[1]	290,531	360,441	380,867	332,616	299,987	324,075
New housing units	189,353	238,248	193,016	185,583	159,139	192,774
New nonresidential building	75,184	94,386	158,118	119,643	115,806	97,768
Commercial buildings	17,620	20,855	57,293	37,431	41,663	34,546
Amusement buildings	520	988	4,991	4,039	3,992	3,989
Commercial garages	1,433	828	783	1,086	1,990	450
Gasoline and service stations	1,485	1,268	2,345	2,341	1,197	1,242
Office buildings	5,339	5,574	22,088	10,309	18,626	8,461
Stores and other mercantile bldgs	8,842	12,197	27,086	19,656	15,859	20,404
Community buildings	28,762	37,402	27,859	37,836	52,635	40,146
Educational buildings	14,512	27,037	16,888	18,591	18,256	19,494
Institutional buildings	9,416	1,617	7,178	11,260	26,175	13,532
Religious buildings	4,834	8,748	3,792	7,985	8,205	7,120
Garages, private residential	4,888	5,646	6,383	7,144	5,047	6,182
Industrial buildings	16,287	24,100	44,417	25,563	10,669	11,691
Public utilities buildings	5,723	1,090	11,466	7,340	3,884	1,450
All other nonresidential buildings	1,904	5,292	10,701	4,329	1,907	3,753
Additions and alterations	23,066	23,962	26,429	23,976	22,888	28,455
	Columbus, Ohio					
All building construction[1]	122,874	152,814	134,648	125,469	184,916	164,470
New housing units	84,893	102,465	92,195	75,835	119,794	110,194
New nonresidential building	29,777	37,813	30,519	33,455	52,310	39,418
Commercial buildings	13,735	13,798	16,757	7,472	12,508	14,362
Amusement buildings	342	610	500	423	1,614	583
Commercial garages	382	149	573	290	35	752
Gasoline and service stations	566	453	1,049	1,299	484	955
Office buildings	2,969	3,922	7,315	2,509	5,858	5,586
Stores and other mercantile bldgs	9,477	8,663	7,319	2,951	4,517	6,486
Community buildings	7,620	11,642	5,918	9,099	21,567	17,358
Educational buildings	5,071	9,754	4,310	4,832	4,589	7,139
Institutional buildings	700	770	.....	1,730	13,655	8,111
Religious buildings	1,849	1,118	1,608	2,537	3,323	2,107
Garages, private residential	1,620	1,669	2,006	2,088	1,775	2,418
Industrial buildings	905	7,798	3,036	8,599	12,422	2,906
Public utilities buildings	1,025	11	91	2,845	869	668
All other nonresidential buildings	4,872	2,897	2,712	3,353	3,170	1,706
Additions and alterations	7,684	11,256	11,880	15,832	11,536	10,900
	Denver, Colorado					
All building construction[1]	165,088	169,616	158,415	149,902	187,346	248,848
New housing units	104,157	110,377	86,942	79,881	106,090	121,562
New nonresidential building	48,063	41,170	54,548	49,839	65,492	103,873
Commercial buildings	13,660	16,415	20,611	15,461	27,228	20,727
Amusement buildings	90	1,400	378	979	670	1,162
Commercial garages	1,053	659	584	963	156	154
Gasoline and service stations	865	1,284	1,287	1,740	1,400	1,252
Office buildings	3,094	1,539	8,313	4,816	15,322	5,328
Stores and other mercantile bldgs	8,558	11,534	10,049	6,964	9,681	12,831
Community buildings	15,988	13,159	10,437	17,820	26,563	19,816
Educational buildings	12,618	10,778	6,748	15,072	21,348	12,334
Institutional buildings	1,133	114	798	634	3,183	3,884
Religious buildings	2,237	2,267	2,891	2,114	2,032	3,598
Garages, private residential	1,958	2,366	2,276	1,865	1,546	2,086
Industrial buildings	4,505	6,084	16,421	10,966	6,183	12,370
Public utilities buildings	408	146	1,517	2,089	179	1,954
All other nonresidential buildings	11,544	3,000	3,286	1,638	3,793	46,920
Additions and alterations	12,466	16,833	16,326	16,712	14,706	16,760

See footnotes at end of table.

Table 28.—Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59—Con.

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	Detroit, Michigan					
All building construction[1]	691,885	757,861	691,901	595,320	524,314	483,301
New housing units	434,246	475,067	391,571	306,716	287,719	280,134
New nonresidential building	209,925	227,658	232,793	231,218	183,328	146,616
Commercial buildings	69,586	63,052	62,874	72,751	56,085	49,025
Amusement buildings	6,185	2,359	4,521	16,599	17,140	8,989
Commercial garages	2,025	8,158	1,943	1,400	142	1,198
Gasoline and service stations	3,629	4,224	6,182	4,300	4,357	3,471
Office buildings	29,294	9,378	18,241	25,908	9,355	12,304
Stores and other mercantile bldgs.	28,454	38,933	31,986	24,544	25,091	23,063
Community buildings	52,339	72,341	62,873	70,431	86,875	40,984
Educational buildings	38,547	51,124	48,164	44,897	51,894	24,474
Institutional buildings	1,356	8,482	5,666	11,194	23,196	5,032
Religious buildings	12,436	12,735	9,043	14,340	11,785	11,478
Garages, private residential	15,997	19,322	21,785	22,664	16,554	21,006
Industrial buildings	46,924	52,752	71,725	37,953	7,500	19,768
Public utilities buildings	13,564	11,389	3,377	21,311	3,446	7,407
All other nonresidential buildings	11,514	8,803	10,159	6,108	12,867	8,427
Additions and alterations	45,358	53,565	63,720	55,426	50,866	52,050
	Indianapolis, Indiana					
All building construction[1]	110,679	106,133	127,858	115,902	100,153	128,660
New housing units	67,015	70,673	65,519	55,279	59,631	75,536
New nonresidential building	36,806	29,079	53,897	51,862	29,226	41,349
Commercial buildings	12,576	8,784	19,956	22,740	13,541	6,273
Amusement buildings	1,521	876	832	647	896	244
Commercial garages	136	99	127	681	980	11
Gasoline and service stations	699	1,068	1,668	1,907	517	317
Office buildings	4,608	2,215	3,775	7,119	8,157	2,691
Stores and other mercantile bldgs.	5,613	4,526	13,554	12,387	2,991	3,011
Community buildings	10,598	11,254	10,039	10,594	6,395	8,736
Educational buildings	4,725	8,246	4,469	4,085	3.694	5,420
Institutional buildings	4,380	----------	3,000	3,040	0	654
Religious buildings	1,493	3,008	2,570	3,470	2,701	2,663
Garages, private residential	1,408	1,469	1,358	1,706	1,269	1,548
Industrial buildings	2,245	4,602	19,834	13,495	3,369	5,231
Public utilities buildings	3,318	935	2,110	2,298	3,212	18,595
All other nonresidential buildings	6,661	2,036	601	1,030	1,440	965
Additions and alterations	6,084	6,073	8,312	8,361	10,096	9,146
	Los Angeles, California					
All Building construction[1]	1,326,533	1,533,942	1,579,583	1,427,829	1,540,224	1,807,872
New housing units	919,190	1,010,964	915,214	812,417	804,410	967,440
New nonresidential building	279,362	379,045	498,135	440,913	532,926	609,361
Commercial buildings	91,215	128,923	164,211	172,064	225,331	209,612
Amusement buildings	4,855	4,757	8,794	9,162	15,205	15,311
Commercial garages	1,542	1,717	2,812	5,194	1,676	3,526
Gasoline and service stations	2,549	3,150	4,361	4,860	5,221	5,831
Office buildings	25,839	47,187	65,325	64,424	125,077	108,320
Stores and other mercantile bldgs.	56,430	72,113	82,919	88,425	78,152	76,624
Community buildings	78,632	95,437	115,114	107,086	151,103	162,248
Educational buildings	62,252	65,326	79,371	71,193	103,270	111,977
Institutional buildings	4,716	19,934	19,227	18,731	30,704	26,329
Religious buildings	11,664	10,178	16,516	17,161	17,129	23,942
Garages, private residential	9,732	9,922	10,304	8,841	6,565	7,001
Industrial buildings	51,114	81,676	133,050	75,786	48,281	97,964
Public utilities buildings	8,656	5,157	16,831	23,925	28,575	48,625
All other nonresidential buildings	40,013	57,929	58,624	53,211	73,072	83,909
Additions and alterations	125,509	138,379	161,307	165,816	190,408	216,923

See footnotes at end of table.

Table 28.–Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59–Con.

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	Miami, Florida					
All building construction[1]	234,362	260,432	266,043	293,403	268,310	277,071
New housing units	137,180	148,601	152,885	160,413	167,828	148,685
New nonresidential building	59,236	64,778	70,618	78,586	55,973	84,669
Commercial buildings	23,691	36,627	29,086	34,357	20,498	32,325
Amusement buildings	1,497	2,939	3,968	3,489	2,035	1,244
Commercial garages	745	221	876	121	652	23
Gasoline and service stations	1,125	1,374	2,437	2,461	1,814	2,370
Office buildings	3,184	5,273	5,906	16,654	4,309	7,237
Stores and other mercantile bldgs.	17,140	26,818	15,900	11,632	11,688	21,451
Community buildings	14,051	11,455	14,829	23,033	20,158	26,068
Educational buildings	10,369	6,467	11,802	15,284	9,575	13,700
Institutional buildings	1,542	2,226	1,108	6,213	6,183	8,326
Religious buildings	2,139	2,763	1,918	1,535	4,400	4,041
Garages, private residential	756	874	900	915	928	896
Industrial buildings	3,521	4,796	6,145	12,723	7,240	6,797
Public utilities buildings	4,169	1,746	13,573	3,750	3,263	8,797
All other nonresidential buildings	13,049	9,281	6,085	3,807	3,885	9,787
Additions and alterations	26,194	28,871	32,142	36,240	39,795	36,217
	Milwaukee, Wisconsin					
All building construction[1]	194,261	178,535	181,393	187,830	150,795	170,351
New housing units	109,911	102,164	105,137	96,072	79,380	80,213
New nonresidential building	66,005	61,130	60,811	75,734	55,173	71,922
Commercial buildings	18,526	13,749	10,415	37,006	14,855	30,371
Amusement buildings	2,788	2,936	1,377	949	2,285	1,642
Commercial garages	1,279	621	533	1,696	434	479
Gasoline and service stations	1,073	1,216	1,047	973	727	825
Office buildings	2,571	4,574	3,798	10,709	2,687	19,373
Stores and other mercantile bldgs.	10,815	4,402	3,660	22,678	8,722	8,052
Community buildings	33,099	32,002	28,334	22,726	27,551	24,717
Educational buildings	18,605	20,793	18,062	13,669	16,200	16,920
Institutional buildings	9,757	6,320	4,378	2,499	7,092	3,346
Religious buildings	4,737	4,889	5,894	6,559	4,259	4,450
Garages, private residential	3,356	3,700	4,525	4,417	3,593	4,378
Industrial buildings	8,095	4,984	13,152	9,847	7,770	7,777
Public utilities buildings	1,447	1,472	1,813	647	668	2,604
All other nonresidential buildings	1,481	5,223	2,572	1,091	736	2,075
Additions and alterations	14,017	14,451	15,111	15,904	14,186	17,091
	New York-Northeastern New Jersey					
All building construction[1]	1,496,307	1,555,904	1,547,551	1,504,593	1,580,896	2,058,034
New housing units	945,237	1,019,786	873,223	755,988	914,020	1,165,166
New nonresidential building	435,002	422,128	544,043	605,307	529,089	706,064
Commercial buildings	162,104	201,023	215,442	319,063	215,712	338,156
Amusement buildings	6,860	5,167	5,222	8,849	10,758	28,250
Commercial garages	6,480	4,179	4,921	3,525	8,283	13,462
Gasoline and service stations	6,601	6,470	7,728	7,392	6,453	6,106
Office buildings	83,284	108,788	134,548	232,934	131,291	219,191
Stores and other mercantile bldgs.	58,879	76,419	63,023	66,364	58,927	71,147
Community buildings	136,868	111,932	177,764	184,531	157,618	234,254
Educational buildings	88,260	74,649	107,053	117,991	94,310	134,133
Institutional buildings	24,451	11,065	44,715	40,844	37,933	64,342
Religious buildings	24,156	26,218	25,996	25,696	25,376	35,779
Garages, private residential	12,254	11,490	10,774	11,833	11,587	11,265
Industrial buildings	50,331	70,834	83,282	61,998	70,395	87,063
Public utilities buildings	9,085	13,213	18,243	8,917	27,910	14,435
All other nonresidential buildings	64,359	13,637	38,538	18,965	35,865	20,891
Additions and alterations	111,188	109,104	122,902	139,520	132,128	160,912

See footnotes at end of table.

Table 28.—Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59—Con.

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	Philadelphia, Pennsylvania					
All building construction[1]	504,302	584,369	513,407	461,625	450,093	529,211
New housing units	286,475	359,101	265,586	241,986	237,219	288,041
New nonresidential building	165,213	153,930	188,835	156,885	152,708	174,940
Commercial buildings	53,605	54,272	64,695	40,833	55,299	64,937
Amusement buildings	2,238	1,873	2,573	2,115	4,384	5,784
Commercial garages	1,818	1,585	3,889	1,289	2,270	1,926
Gasoline and service stations	3,359	3,444	4,100	4,323	2,914	3,125
Office buildings	8,321	17,729	22,799	15,441	13,809	10,456
Stores and other mercantile bldgs	37,869	29,641	31,334	17,666	31,922	43,645
Community buildings	55,204	46,478	70,766	58,912	59,536	73,210
Educational buildings	30,011	28,767	48,868	41,230	32,304	45,266
Institutional buildings	16,000	1,441	7,024	7,978	14,385	18,852
Religious buildings	9,193	16,271	14,874	9,705	12,847	9,092
Garages, private residential	3,962	4,526	4,895	3,759	3,517	3,415
Industrial buildings	36,894	17,699	33,961	23,426	14,762	23,577
Public utilities buildings	2,173	6,505	3,874	18,608	1,403	1,832
All other nonresidential buildings	13,375	24,449	10,643	11,346	18,190	7,970
Additions and alterations	51,842	60,892	57,800	61,299	56,782	59,946
	Phoenix, Arizona					
All building construction[1]	96,168	108,455	125,198	145,437	214,597	241,550
New housing units	63,066	75,499	67,235	99,968	137,735	154,152
New nonresidential building	25,441	24,968	43,352	36,459	63,202	71,395
Commercial buildings	14,793	12,205	17,078	12,141	24,341	39,036
Amusement buildings	1,544	779	568	748	1,340	1,190
Commercial garages	191	673	206	709	62	108
Gasoline and service stations	979	1,381	1,182	1,059	1,021	1,220
Office buildings	5,236	3,064	4,799	5,622	9,384	25,133
Stores and other mercantile bldgs	6,843	6,308	10,322	4,002	12,534	11,384
Community buildings	5,295	7,462	14,906	12,194	14,679	15,578
Educational buildings	3,867	6,269	11,002	7,254	9,204	9,432
Institutional buildings	157	174	1,827	2,404	2,544	2,794
Religious buildings	1,271	1,019	2,077	2,537	2,931	3,352
Garages, private residential	160	152	223	129	267	313
Industrial buildings	4,082	3,324	7,262	6,318	5,634	11,366
Public utilities buildings	81	448	347	1,668	1,968	514
All other nonresidential buildings	1,031	1,377	3,536	4,009	16,312	4,589
Additions and alterations	5,416	6,202	7,499	8,547	9,409	12,501
	San Diego, California					
All building construction[1]	147,417	167,470	200,864	240,986	329,251	466,794
New housing units	90,632	112,869	131,183	159,583	235,085	333,557
New nonresidential building	40,979	41,595	53,381	64,997	70,480	110,351
Commercial buildings	10,160	11,226	10,983	14,068	28,111	40,369
Amusement buildings	867	1,298	508	2,703	1,319	3,122
Commercial garages	93	98	271	161	61	1,519
Gasoline and service stations	533	634	348	529	668	733
Office buildings	2,312	2,668	4,660	4,579	17,374	6,741
Stores and other mercantile bldgs	6,354	6,529	5,197	6,096	8,690	28,254
Community buildings	24,435	13,715	15,516	15,247	20,946	38,784
Educational buildings	11,420	11,792	11,802	9,871	13,826	27,116
Institutional buildings	10,628	478	488	2,075	3,350	7,124
Religious buildings	2,388	1,444	3,227	3,301	3,770	4,544
Garages, private residential	2,159	2,075	2,721	2,621	3,705	2,891
Industrial buildings	819	2,979	12,748	20,204	7,282	16,020
Public utilities buildings	647	969	1,494	1,771	850	1,766
All other nonresidential buildings	2,759	10,630	9,919	11,086	9,585	10,521
Additions and alterations	12,879	12,671	15,692	15,362	18,410	17,801

See footnotes at end of table.

Table 28.–Valuation of Various Types of Private and Public Construction Authorized in Selected Permit-Issuing Places* in the United States, by Selected Standard Metropolitan Statistical Area (SMSA), 1954-59–Con.

[In thousands of dollars]

Type of construction	1954	1955	1956	1957	1958	1959
	San Francisco-Oakland, California					
All building construction[1]	411,563	513,987	464,944	440,851	522,423	590,145
New housing units	259,963	330,217	236,856	199,606	275,980	340,679
New nonresidential building	107,345	128,451	165,377	173,632	166,991	168,267
Commercial buildings	32,686	47,906	59,082	66,224	83,537	69,135
Amusement buildings	2,836	2,134	10,087	2,866	4,027	7,031
Commercial garages	674	657	2,053	2,985	2,404	3,933
Gasoline and service stations	2,155	2,799	2,161	2,205	1,936	1,870
Office buildings	8,838	12,831	13,752	33,163	51,215	31,324
Stores and other mercantile bldgs	18,182	29,485	31,029	25,005	23,954	24,978
Community buildings	41,291	44,097	42,212	38,493	29,411	31,627
Educational buildings	32,715	31,452	28,107	26,664	15,918	15,152
Institutional buildings	3,011	8,142	4,801	1,842	7,692	7,474
Religious buildings	5,565	4,503	9,303	9,988	5,800	9,001
Garages, private residential	1,865	2,023	2,044	1,712	1,777	1,788
Industrial buildings	15,598	16,424	37,291	36,262	26,233	26,116
Public utilities buildings	2,841	1,918	3,770	13,091	12,944	16,214
All other nonresidential buildings	13,064	16,083	20,978	17,850	13,089	23,388
Additions and alterations	41,599	50,546	58,951	66,230	67,402	78,066
	Seattle, Washington					
All building construction[1]	170,897	172,443	174,254	162,299	228,021	260,786
New housing units	109,519	113,701	84,115	89,384	121,652	157,371
New nonresidential building	47,457	43,090	71,080	52,250	81,797	78,543
Commercial buildings	8,784	16,176	10,706	11,152	35,667	21,313
Amusement buildings	922	417	1,260	1,193	1,906	2,120
Commercial garages	996	374	381	147	608	1,391
Gasoline and service stations	785	1,076	1,414	1,411	1,675	1,473
Office buildings	1,788	4,474	4,554	3,048	23,854	7,687
Stores and other mercantile bldgs	4,293	9,835	3,097	5,354	7,625	8,643
Community buildings	17,803	11,914	28,206	22,768	31,077	39,108
Educational buildings	10,831	9,051	14,970	15,337	26,398	25,196
Institutional buildings	1,665	592	9,829	3,123	1,183	8,447
Religious buildings	5,307	2,270	3,408	4,307	3,496	5,466
Garages, private residential	752	765	874	859	871	875
Industrial buildings	12,678	9,519	25,091	8,838	5,619	9,361
Public utilities buildings	4,092	2,235	4,009	6,027	5,795	2,228
All other nonresidential buildings	3,347	2,482	2,194	2,606	2,767	5,658
Additions and alterations	13,404	15,388	17,237	18,484	20,748	22,335
	Washington, D. C.					
All building construction[1]	329,031	399,578	322,293	366,644	595,731	524,184
New housing units	210,022	239,890	185,805	161,535	233,291	268,490
New nonresidential building	95,676	126,996	104,155	160,816	311,525	222,777
Commercial buildings	21,583	34,403	27,809	82,446	161,272	83,754
Amusement buildings	513	893	1,074	1,223	2,195	3,828
Commercial garages	377	1,578	680	536	1,685	1,085
Gasoline and service stations	1,146	1,959	1,557	2,024	1,629	1,532
Office buildings	4,763	9,422	9,451	63,563	132,123	44,287
Stores and other mercantile bldgs	14,784	20,552	15,047	15,100	23,640	33,023
Community buildings	58,429	55,083	51,939	49,765	98,718	95,962
Educational buildings	26,056	32,196	31,215	34,208	80,497	74,427
Institutional buildings	27,321	6,997	12,732	6,570	11,677	14,494
Religious buildings	5,053	15,891	7,992	8,986	6,545	7,041
Garages, private residential	735	612	545	643	588	648
Industrial buildings	2,662	3,988	3,416	12,387	4,822	9,153
Public utilities buildings	5,107	3,146	4,654	6,832	33,276	7,516
All other nonresidential buildings	7,159	29,765	15,792	8,744	12,849	25,744
Additions and alterations	22,787	28,402	30,690	41,539	46,797	31,328

*The selected standard metropolitan statistical areas (SMSA's) are represented by those permit-issuing places falling within the nationwide group of 6,600 places. For definition of SMSA see page 60.

[1]Includes new nonhousekeeping residential building, not shown separately.

[2]Includes a retroactive building permit issued in June 1958 for a steel plant, valued at $120 million, which was actually begun early in 1957.

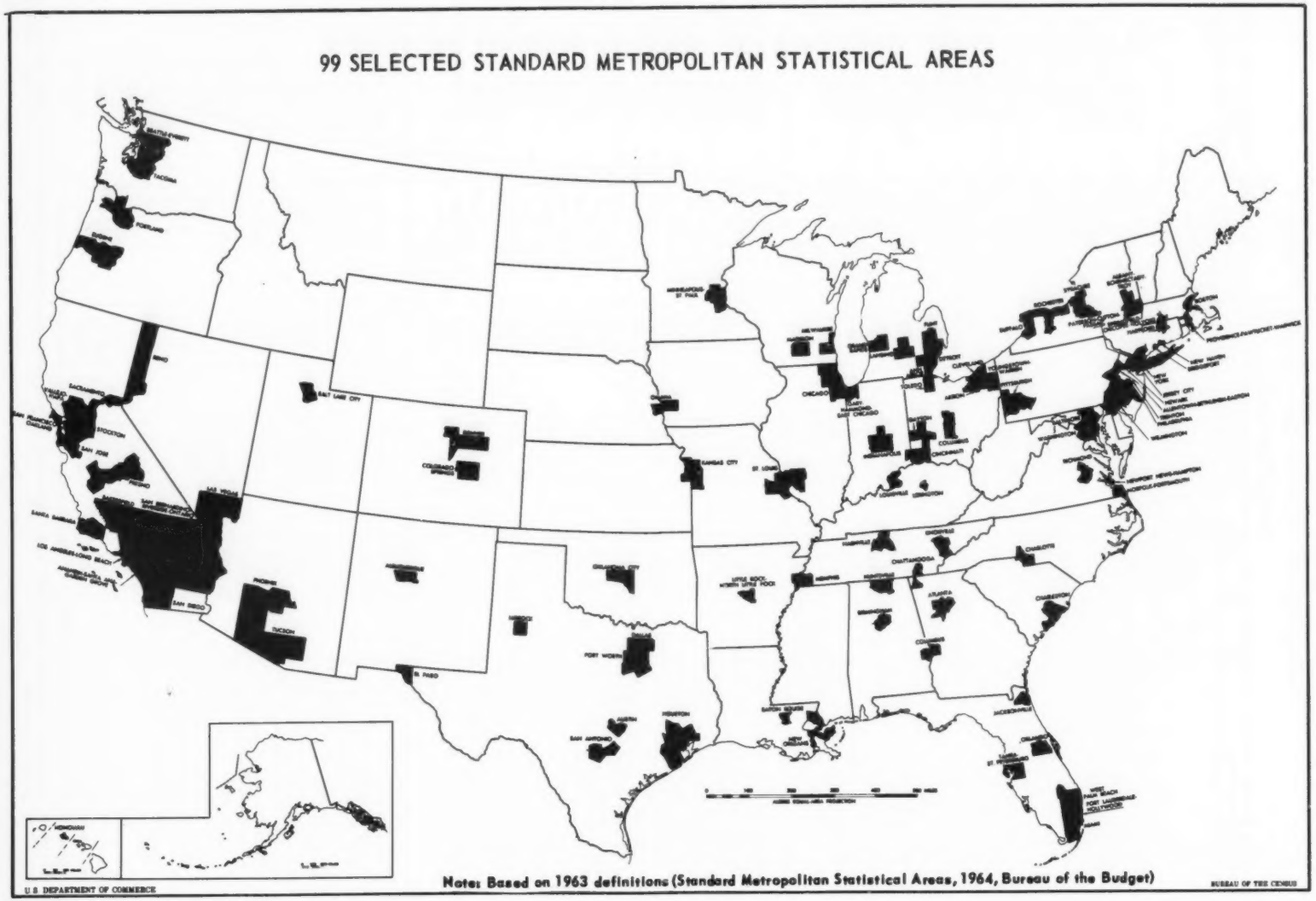

99 SELECTED STANDARD METROPOLITAN STATISTICAL AREAS
Note: Based on 1963 definitions (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget)
U.S. DEPARTMENT OF COMMERCE
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Table 29.—Valuation of Various Types of Private Construction (Residential and Nonresidential) Authorized in Selected Permit-Issuing Places[1] in the United States, by Selected Standard Metropolitan Statistical Area (SMSA),[2] 1960-64

[Millions of dollars]

Type of construction	1960	1961	1962	1963	1964	1960	1961	1962	1963	1964
	Anaheim-Santa Ana-Garden Grove, California[4]					Atlanta, Georgia				
All authorized private construction[3]	.....	.....	.....	.....	527.5	207.2	200.9	251.4	287.3	344.8
New housing units	.....	.....	.....	.....	375.3	120.7	119.7	158.6	193.2	188.0
New nonresidential buildings	.....	.....	.....	.....	117.1	59.2	56.7	71.4	68.8	120.7
Industrial buildings	.....	.....	.....	.....	22.8	11.2	7.2	10.4	12.5	20.7
Office buildings	.....	.....	.....	.....	19.0	16.2	16.8	20.2	18.0	36.5
Service stations and repair garages	.....	.....	.....	.....	3.2	1.6	2.0	2.5	2.7	2.3
Stores and other mercantile buildings	.....	.....	.....	.....	23.2	9.3	8.9	18.0	17.7	32.1
Religious buildings	.....	.....	.....	.....	4.8	10.5	3.6	6.0	4.5	7.1
Educational buildings	.....	.....	.....	.....	3.1	3.3	1.8	3.2	3.4	5.9
Hospitals and other inst. bldgs	.....	.....	.....	.....	9.7	2.2	2.8	6.4	4.8	5.4
Amusement buildings	.....	.....	.....	.....	2.9	1.7	1.4	1.3	1.6	1.6
Residential garages	.....	.....	.....	.....	4.8	.1	.3	.3	.2	.4
All other nonresidential bldgs	.....	.....	.....	.....	23.6	3.2	12.1	3.2	4.3	8.9
Additions and alterations	.....	.....	.....	.....	30.3	19.6	18.4	16.1	21.5	20.0
	Baltimore, Maryland					Birmingham, Alabama				
All authorized private construction[3]	190.2	205.8	201.5	252.4	282.9	74.1	74.4	72.8	74.8	84.3
New housing units	83.9	104.4	112.6	155.4	155.8	32.4	33.1	36.8	36.2	34.3
New nonresidential buildings	78.8	75.3	62.7	60.7	89.3	24.3	23.6	18.0	23.5	38.1
Industrial buildings	12.8	10.2	17.0	14.6	13.8	3.3	3.2	1.4	3.8	7.6
Office buildings	8.6	9.3	3.4	7.1	15.5	4.8	7.9	2.7	8.5	2.8
Service stations, etc	.7	1.5	.8	1.0	.8	.3	.5	1.4	1.2	.7
Stores, etc	17.0	17.9	20.9	10.6	17.0	6.8	3.6	6.4	3.6	6.7
Religious buildings	6.9	3.1	5.0	3.1	8.5	3.0	3.0	2.2	2.7	3.8
Educational buildings	9.4	10.3	6.3	7.7	7.6	1.4	2.5	.8	.6	.9
Hospitals, etc	6.2	14.7	2.0	5.0	20.1	2.4	.1	1.8	1.6	13.3
Amusement buildings	3.4	3.4	2.2	.7	2.1	1.0	1.6	.4	.3	.3
Residential garages	.7	.7	.7	.7	.8	.2	.3	.3	.3	.3
All other nonresidential bldgs	13.1	4.9	4.3	10.2	3.0	1.5	1.0	.6	.9	1.7
Additions and alterations	25.3	22.4	25.2	30.8	32.9	13.4	16.5	14.0	13.6	11.8
	Boston, Massachusetts*					Buffalo, New York				
All authorized private construction[3]	261.6	270.7	306.0	406.1	393.9	94.2	95.9	98.5	104.4	106.4
New housing units	112.7	125.6	138.1	154.8	188.7	49.7	40.7	46.4	48.6	55.1
New nonresidential buildings	102.6	97.7	102.8	204.1	154.6	29.7	33.6	40.8	43.5	40.5
Industrial buildings	15.2	20.5	17.9	11.8	19.3	6.9	7.3	5.6	9.7	12.5
Office buildings	17.2	14.2	9.6	42.6	17.7	2.7	9.8	.9	1.6	3.2
Service stations, etc	.6	.9	.6	.8	1.2	.9	.7	.5	.9	.5
Stores, etc	13.4	14.3	17.4	29.1	11.5	5.3	3.9	6.3	7.9	3.8
Religious buildings	8.8	6.3	10.0	5.4	6.1	2.6	3.9	2.2	1.4	6.9
Educational buildings	30.5	22.7	27.4	72.5	59.5	3.1	1.6	10.1	7.3	2.0
Hospitals, etc	7.2	7.4	12.0	28.4	16.9	.6	2.1	6.6	8.5	5.3
Amusement buildings	4.4	3.1	1.7	4.0	2.3	1.6	.5	.9	1.8	.9
Residential garages	1.2	1.2	1.2	1.2	1.3	3.2	6.0	5.2	3.4	3.3
All other nonresidential bldgs	3.9	8.4	5.1	8.1	18.9	2.7	3.9	2.5	1.0	2.0
Additions and alterations	42.7	38.8	43.1	44.5	45.6	13.0	13.8	9.6	11.0	8.8

See footnotes at end of table.

Table 29.–Valuation of Various Types of Private Construction (Residential and Nonresidential) Authorized in Selected Permit-Issuing Places[1] in the United States, by Selected Standard Metropolitan Statistical Area (SMSA),[2] 1960-64–Con.

[Millions of dollars]

Type of construction	1960	1961	1962	1963	1964	1960	1961	1962	1963	1964
	Chicago, Illinois					Cleveland, Ohio*				
All authorized private construction[3]	889.1	950.0	873.3	823.4	869.8	288.9	277.7	251.1	324.0	312.1
New housing units	482.4	531.0	491.4	450.8	454.1	180.3	152.9	151.7	184.6	172.4
New nonresidential buildings	300.6	304.1	287.1	275.9	304.7	78.8	83.9	72.1	106.6	98.2
Industrial buildings	69.1	55.1	76.8	67.7	87.5	15.1	16.2	11.0	19.3	27.3
Office buildings	55.3	51.2	31.7	70.4	35.5	7.8	9.7	10.4	30.1	10.8
Service stations and repair garages	5.8	5.4	4.4	4.4	4.4	1.5	2.6	1.7	2.0	1.7
Stores and other mercantile buildings	45.8	57.3	44.1	30.7	43.3	11.5	15.4	28.1	14.2	14.6
Religious buildings	19.2	16.1	29.1	21.0	22.7	3.5	4.9	3.9	5.3	6.0
Educational buildings	33.5	42.8	28.3	24.3	17.8	21.1	5.6	3.4	17.4	6.9
Hospitals and other inst. bldgs	25.2	49.6	36.3	27.2	41.4	1.3	21.3	4.6	9.7	16.1
Amusement buildings	6.4	3.6	6.6	2.1	6.5	4.7	3.5	.5	1.3	1.9
Residential garages	19.4	16.4	18.0	17.2	15.7	5.7	5.3	5.4	5.6	6.5
All other nonresidential bldgs	21.0	23.0	12.0	11.0	29.8	6.3	4.8	3.0	1.8	6.3
Additions and alterations	90.9	85.3	90.4	95.0	101.9	29.3	29.1	25.2	27.8	31.0
	Columbus, Ohio*					Denver, Colorado				
All authorized private construction[3]	115.4	121.8	156.6	166.6	156.2	194.5	265.8	256.8	210.9	187.3
New housing units	73.5	91.2	107.7	113.5	99.7	132.7	186.7	175.8	134.7	108.0
New nonresidential buildings	30.3	17.1	29.0	39.1	35.8	44.4	57.2	61.9	57.7	62.7
Industrial buildings	6.5	1.0	2.0	4.0	4.5	8.0	9.3	10.6	6.6	14.6
Office buildings	5.5	2.4	2.8	13.5	19.5	11.7	14.4	12.0	15.4	10.5
Service stations, etc	.8	.8	.8	.9	.7	.9	1.0	1.0	1.2	1.4
Stores, etc	7.4	5.6	9.7	11.7	3.1	9.6	10.3	13.6	13.3	15.8
Religious buildings	2.7	1.6	2.2	2.6	1.3	2.0	2.3	5.8	3.6	4.1
Educational buildings	2.1	2.1	2.0	1.7	1.6	2.0	5.0	3.1	2.7	5.6
Hospitals, etc	2.4	1.3	5.3	.8	2.3	2.6	7.3	7.8	5.4	2.7
Amusement buildings	.2	.8	1.7	.9	.1	1.0	1.2	.6	.8	1.2
Residential garages	2.1	2.1	2.0	2.0	2.0	2.1	1.9	2.7	2.5	2.1
All other nonresidential bldgs	.7	1.4	.6	1.0	.7	4.5	6.3	4.6	6.1	4.7
Additions and alterations	9.8	9.2	9.6	13.3	15.9	17.3	18.5	17.3	17.6	15.2
	Detroit, Michigan					Indianapolis, Indiana*				
All authorized private construction[3]	353.2	357.6	424.5	485.0	581.7	84.9	107.3	106.1	97.9	128.6
New housing units	200.9	197.2	240.5	250.9	315.5	50.6	64.7	65.5	62.6	70.5
New nonresidential buildings	109.6	101.1	137.2	173.2	207.3	25.1	33.8	36.4	27.6	49.4
Industrial buildings	21.4	11.2	20.2	53.4	75.0	2.5	6.3	6.6	7.2	7.2
Office buildings	9.1	8.5	2.5	22.6	18.8	2.6	2.3	3.7	4.8	4.1
Service stations, etc	3.1	2.3	1.6	2.0	2.9	.6	.7	.7	1.2	.8
Stores, etc	18.6	25.9	21.2	28.0	27.9	7.2	10.9	6.4	4.9	10.9
Religious buildings	7.1	11.3	8.6	11.2	17.7	1.8	3.2	3.7	2.6	2.2
Educational buildings	2.9	4.5	6.4	8.1	19.1	5.4	4.1	4.6	.9	2.3
Hospitals, etc	5.7	7.7	22.5	22.9	16.2	.7	.2	.1	4.0	1.2
Amusement buildings	3.6	4.4	3.9	1.2	5.0	.6	1.6	.3	([5])	.7
Residential garages	15.4	13.2	14.5	16.9	16.9	1.8	1.0	.9	1.1	1.3
All other nonresidential bldgs	15.0	25.3	5.1	6.8	7.7	2.2	3.5	1.2	.9	18.6
Additions and alterations	41.1	42.5	44.4	48.9	55.0	8.0	7.7	8.2	7.4	7.6

See footnotes at end of table.

Table 29.–Valuation of Various Types of Private Construction (Residential and Nonresidential) Authorized in Selected Permit-Issuing Places[1] in the United States, by Selected Standard Metropolitan Statistical Area (SMSA),[2] 1960-64–Con.

[Millions of dollars]

Type of construction	1960	1961	1962	1963	1964	1960	1961	1962	1963	1964
	Los Angeles-Long Beach, California*					Miami, Florida				
All authorized private construction[3]	1,585.1	1,797.1	2,135.2	2,484.6	1,807.1	226.1	199.8	196.9	168.9	193.2
New housing units	941.8	1,119.8	1,345.6	1,694.5	1,135.3	134.5	112.0	110.1	96.1	115.6
New nonresidential buildings	430.6	443.7	556.9	483.7	402.4	58.7	52.2	55.9	44.8	48.2
Industrial buildings	89.9	66.0	94.2	83.9	57.9	7.7	5.7	6.6	8.1	8.1
Office buildings	99.7	122.4	137.0	102.3	87.3	2.8	7.0	7.4	6.3	13.0
Service stations and repair garages	5.0	6.3	7.7	11.9	8.1	1.5	1.9	1.4	1.2	1.1
Stores and other mercantile buildings	89.0	98.1	103.1	98.9	93.5	14.8	14.2	17.7	9.0	6.1
Religious buildings	15.5	19.2	18.9	16.8	18.9	11.7	2.9	2.1	3.5	2.2
Educational buildings	5.9	8.4	18.8	16.7	14.7	1.3	5.5	1.7	.7	5.7
Hospitals and other inst. bldgs	20.9	31.1	22.4	28.7	34.7	6.1	2.2	2.7	4.5	3.7
Amusement buildings	20.0	10.8	27.6	15.0	10.0	2.0	3.5	3.5	.9	.6
Residential garages	6.2	6.5	7.9	12.5	7.7	1.1	.9	.7	.7	.7
All other nonresidential bldgs	78.0	81.3	119.3	97.1	69.7	9.1	9.3	12.1	9.9	7.0
Additions and alterations	197.8	200.9	210.6	270.1	231.3	27.7	27.9	25.9	27.3	26.2
	Milwaukee, Wisconsin*					New York, New York				
All authorized private construction[3]	152.0	155.5	120.6	176.5	176.1	1,197.0	1,459.4	1,528.6	1,109.6	919.7
New housing units	87.1	72.3	63.2	73.6	104.3	664.8	864.0	976.8	759.1	504.5
New nonresidential buildings	43.6	60.4	40.0	84.2	50.5	411.5	380.5	426.4	244.7	308.2
Industrial buildings	10.9	8.9	6.4	16.4	10.9	36.9	37.6	44.6	49.3	40.8
Office buildings	6.9	20.5	8.5	14.8	6.5	163.0	91.5	176.7	52.5	81.4
Service stations, etc	1.2	1.8	1.3	1.1	1.1	2.9	3.7	3.7	3.5	2.9
Stores, etc	5.8	9.6	5.7	7.1	9.2	38.4	51.4	59.3	53.0	45.4
Religious buildings	4.2	4.3	3.8	5.9	3.8	22.3	16.6	26.2	16.2	31.2
Educational buildings	6.6	2.1	2.5	6.1	6.5	54.7	55.5	37.1	23.0	37.0
Hospitals, etc	2.4	2.6	5.8	24.1	3.3	44.7	26.0	49.0	16.2	38.3
Amusement buildings	.3	1.9	1.2	1.2	1.4	13.1	79.2	6.9	6.0	9.0
Residential garages	3.7	3.2	3.5	3.8	3.7	5.8	4.5	4.8	4.7	4.4
All other nonresidential bldgs	1.6	8.8	1.3	3.5	4.1	29.9	19.1	18.1	20.3	17.9
Additions and alterations	19.0	16.4	15.5	16.4	16.3	89.4	105.6	100.4	97.7	100.7
	Philadelphia, Pennsylvania					Phoenix, Arizona				
All authorized private construction[3]	349.9	364.6	450.0	362.0	393.7	213.4	209.9	185.8	194.8	157.5
New housing units	190.1	217.6	232.9	189.8	197.3	141.9	129.6	115.8	107.7	87.4
New nonresidential buildings	125.0	104.1	175.3	131.4	158.0	52.3	61.4	57.5	71.3	52.4
Industrial buildings	23.7	24.4	37.0	30.4	51.7	5.3	10.0	12.6	5.2	7.9
Office buildings	14.1	7.0	10.2	26.9	14.6	14.5	9.8	7.6	30.8	9.3
Service stations, etc	1.9	1.8	1.6	2.0	1.9	1.3	2.5	1.4	1.3	1.5
Stores, etc	24.3	25.9	35.2	19.1	33.3	13.9	14.2	18.2	13.6	10.6
Religious buildings	7.6	9.8	11.3	7.1	13.2	3.6	4.2	3.2	4.1	5.2
Educational buildings	14.0	11.8	48.1	17.0	21.6	.2	.8	1.4	.4	.8
Hospitals, etc	3.8	14.8	14.0	15.4	10.6	1.4	4.9	3.6	3.7	2.1
Amusement buildings	4.2	2.7	9.7	1.7	2.2	1.4	1.6	1.7	1.8	.7
Residential garages	1.9	2.1	1.5	1.6	1.5	.1	.2	.3	.6	.5
All other nonresidential bldgs	24.0	6.1	6.9	10.2	7.4	12.3	13.3	7.4	10.0	13.9
Additions and alterations	36.0	39.7	37.4	35.8	36.2	16.3	16.3	11.3	12.5	16.1

See footnotes at end of table.

Table 29.–Valuation of Various Types of Private Construction (Residential and Nonresidential) Authorized in Selected Permit-Issuing Places[1] in the United States, by Selected Standard Metropolitan Statistical Area (SMSA),[2] 1960-64–Con.

[Millions of dollars]

Type of construction	1960	1961	1962	1963	1964	1960	1961	1962	1963	1964
	San Diego, California					San Francisco-Oakland, California*				
All authorized private construction[3]	273.6	215.8	201.6	248.1	254.0	513.3	552.1	688.7	799.5	786.3
New housing units	179.9	134.8	110.6	156.1	175.2	308.5	344.0	444.6	517.7	512.0
New nonresidential buildings	71.2	60.5	68.0	71.4	54.9	111.8	128.2	159.6	173.4	174.9
Industrial buildings	6.4	7.3	7.3	6.2	4.9	22.4	26.5	38.5	20.7	37.2
Office buildings	7.2	16.1	18.1	18.8	7.6	18.7	23.0	35.4	49.6	45.0
Service stations and repair garages	1.0	1.3	1.6	1.3	1.4	1.9	2.8	3.0	2.9	3.2
Stores and other mercantile buildings	25.7	13.8	13.4	10.3	14.2	24.7	30.4	31.5	34.7	32.8
Religious buildings	3.2	4.2	4.6	4.4	3.4	8.6	7.9	14.2	9.3	6.0
Educational buildings	1.2	3.8	1.2	1.4	.7	3.0	9.4	2.2	7.8	16.9
Hospitals and other inst. bldgs	6.6	1.5	7.0	14.3	6.7	13.2	8.5	13.9	15.4	9.5
Amusement buildings	4.2	1.8	2.3	2.6	2.6	4.8	2.7	2.4	2.6	5.6
Residential garages	2.2	1.4	1.5	2.0	2.2	1.7	1.8	1.8	2.1	2.8
All other nonresidential bldgs	13.6	10.6	11.0	11.9	11.1	12.8	17.1	16.6	28.2	16.0
Additions and alterations	20.9	17.2	18.1	19.5	22.4	72.0	72.7	78.3	100.6	95.9
	Seattle-Everett, Washington					Washington, D. C.				
All authorized private construction[3]	180.2	211.3	276.1	238.6	195.2	354.9	407.4	530.8	632.2	641.5
New housing units	101.5	121.8	176.2	156.2	106.7	221.0	278.0	360.1	419.8	444.4
New nonresidential buildings	50.8	59.2	56.4	58.0	67.3	104.0	98.7	123.0	173.1	137.5
Industrial buildings	12.2	14.2	8.4	7.2	10.0	4.9	5.6	6.5	10.5	10.2
Office buildings	5.8	9.8	14.5	13.9	13.9	30.0	27.9	57.5	103.6	52.3
Service stations, etc	1.3	1.2	1.2	1.5	1.8	1.3	.9	1.3	1.0	1.2
Stores, etc	8.6	10.2	9.8	9.5	15.1	12.7	24.3	22.1	28.5	31.3
Religious buildings	3.3	6.5	5.9	3.3	3.8	8.7	7.4	8.6	8.2	11.4
Educational buildings	2.4	3.9	3.1	5.0	2.5	3.5	10.5	7.8	4.8	8.9
Hospitals, etc	5.6	5.6	2.1	9.6	12.9	4.5	11.0	1.7	7.0	8.5
Amusement buildings	3.5	2.7	1.8	.3	1.1	3.9	3.0	2.2	1.9	3.4
Residential garages	1.0	1.2	1.0	1.4	1.3	.4	.6	.6	.5	.7
All other nonresidential bldgs	6.3	5.0	8.4	6.1	4.9	34.1	8.1	14.7	7.1	9.5
Additions and alterations	22.7	23.8	39.0	24.1	20.6	23.8	23.2	34.1	33.1	43.2

Note: Detail may not add to totals, due to rounding.

[1] The selected standard metropolitan statistical areas (SMSA's) are represented by those permit-issuing places falling within the nationwide group of 3,014 places. See table 17, footnote 1, for a more detailed explanation of coverage.

[2] Residential construction data for 99 selected standard metropolitan statistical areas are issued monthly in the Bureau of the Census C-42 series, *Housing Authorized in Permit-Issuing Places: Summary Statistics*. The 22 SMSA's presented above fall within this group. For definition of SMSA see page 60.

[3] Includes data for new nonhousekeeping residential buildings, not shown separately.

[4] Newly established SMSA coextensive with Orange County California (part of Los Angeles-Long Beach area through December 1963).

[5] Less than $50,000.

*Data for 1964 not directly comparable with data for preceding years. Beginning in 1964, metropolitan area title and definition conforms to those appearing in *Standard Metropolitan Statistical Areas, 1964*, issued by the Office of Statistical Standards, Bureau of the Budget; data for 1961-1963 based on 1961 definition; data for 1960 based on 1959 definition.

Source: Bureau of the Census, U.S. Department of Commerce.

SECTION IV.—CONTRACT AWARDS

Table 30.—Value of Contracts Awarded for Public Construction, by Ownership and Type of Construction,* 1946-64

[Millions of dollars]

Year	All public construction			Federally owned				
					Nonresidential buildings			
	Total	Federally owned	State and locally owned	Residential buildings	Total	Educational	Hospital and institutional	Administrative and service
1946	2,230.5	576.1	1,654.4	48.6	154.9	4.6	14.3	9.7
1947	3,118.7	776.6	2,342.1	60.7	344.6	1.9	102.0	32.6
1948	4,577.4	1,033.2	3,544.2	47.2	413.9	1.0	196.3	29.8
1949	5,336.8	1,270.6	4,066.2	46.8	616.0	1.0	149.0	88.8
1950	6,576.7	1,653.4	4,923.3	15.4	1,056.9	3.1	128.9	58.2
1951	8,434.9	3,388.5	5,046.4	9.0	2,111.2	16.1	83.2	49.9
1952	8,924.4	3,578.5	5,345.9	11.0	2,377.3	44.2	53.2	43.4
1953	8,472.3	2,154.2	6,318.1	15.0	1,525.2	13.4	29.7	45.7
1954	8,254.4	1,371.1	6,883.3	3.9	811.4	14.9	72.9	38.8
1955	9,000.5	1,556.0	7,444.5	61.4	885.5	21.6	77.5	66.7
1956	10,423.1	2,088.3	8,334.8	136.0	924.3	27.1	43.9	87.3
1957	11,473.8	2,317.3	9,156.5	406.2	776.5	48.4	78.9	148.3
1958	13,508.1	2,959.4	10,548.7	592.0	987.7	51.7	95.2	183.9
1959	11,595.7	2,484.8	9,110.9	271.4	885.7	64.1	59.3	199.0
1960	12,928.0	2,178.3	10,749.7	269.1	759.7	34.2	60.2	219.6
1961	12,745.6	1,917.6	10,828.0	242.0	535.5	58.1	60.3	124.7
1962	12,953.2	1,740.7	11,212.5	69.5	769.9	55.4	82.3	229.9
1963	14,244.9	1,823.6	12,421.3	62.9	880.0	62.0	112.7	260.3
1964	15,061.3	2,150.5	12,910.8	90.2	1,047.0	64.6	107.7	291.6

Year	Federally owned—Con.							
	Nonresidential buildings—Con.					Airfields**	Conservation and development	Highways
	Other nonresidential buildings							
	Total	Airfield buildings	Troop housing	Warehouses	All other			
1946	126.3	n.a.	n.a.	n.a.	n.a.	15.1	290.2	21.6
1947	208.1	n.a.	n.a.	n.a.	n.a.	12.2	307.7	24.5
1948	186.8	n.a.	n.a.	n.a.	n.a.	4.4	494.9	27.8
1949	377.2	n.a.	n.a.	n.a.	n.a.	9.1	417.4	46.6
1950	866.7	8.5	2.6	45.4	810.2	9.5	321.5	35.6
1951	1,962.0	73.3	232.3	81.9	1,574.5	264.0	397.3	71.4
1952	2,236.5	66.8	286.4	279.9	1,603.4	117.3	292.0	89.5
1953	1,436.4	71.9	60.7	64.7	1,239.1	103.9	225.5	52.9
1954	684.8	90.9	68.7	82.3	442.9	153.1	207.4	62.2
1955	719.7	103.8	54.1	84.0	477.8	157.4	271.9	58.5
1956	766.0	76.2	123.2	63.3	503.3	155.9	539.0	91.8
1957	500.9	98.9	60.9	35.0	306.1	182.2	563.8	91.5
1958	656.9	196.7	89.3	36.5	334.4	475.6	475.2	95.5
1959	563.3	179.2	45.6	22.1	316.4	333.4	528.5	85.9
1960	445.7	86.0	35.5	14.9	309.3	395.7	343.7	129.3
1961	292.4	67.7	17.3	7.8	199.6	456.6	222.0	91.5
1962	402.3	52.7	16.1	24.6	308.9	283.6	260.6	95.0
1963	445.0	120.5	23.2	12.8	288.5	183.3	348.2	142.4
1964	583.1	172.4	106.9	31.2	272.6	297.9	342.9	116.2

See footnotes at end of table.

Table 30.–Value of Contracts Awarded for Public Construction, by Ownership and Type of Construction*, 1946-64–Con.
[Millions of dollars]

Year	Federally owned–Con.		State and locally owned					
				Nonresidential buildings				
	Electric power	All other**	Residential buildings	Total	Educational	Hospital and institutional	Administrative and service	Other
1946	9.0	36.7	94.5	238.2	124.5	34.4	17.8	61.5
1947	7.0	19.9	171.5	532.3	315.1	67.3	46.9	103.0
1948	22.8	22.2	190.0	1,179.0	705.0	200.2	105.5	168.3
1949	103.0	31.7	357.5	1,515.1	853.3	339.9	117.6	204.3
1950	156.6	57.9	431.9	1,887.7	1,180.5	337.5	158.8	210.9
1951	314.0	221.6	638.3	1,960.5	1,362.4	328.4	124.3	145.4
1952	517.7	173.7	613.3	1,948.0	1,350.9	279.4	168.2	149.5
1953	156.8	74.9	331.5	2,259.9	1,629.3	237.3	147.8	245.5
1954	66.8	66.3	254.6	2,865.9	2,077.9	241.6	253.5	292.9
1955	43.5	77.8	210.1	2,842.0	2,107.2	185.9	263.0	285.9
1956	177.4	63.9	253.2	3,202.8	2,289.0	278.9	320.8	314.1
1957	140.3	156.8	326.7	3,409.4	2,450.5	287.1	315.4	356.4
1958	137.8	195.6	479.7	3,576.2	2,407.6	334.5	455.6	378.5
1959	222.6	157.3	306.9	3,236.7	2,203.3	304.5	325.6	403.3
1960	164.3	116.5	453.7	3,669.7	2,559.5	262.1	450.0	398.1
1961	260.8	109.2	639.7	3,639.3	2,504.5	307.0	438.4	389.4
1962	150.1	112.0	546.1	3,626.1	2,508.8	273.2	445.3	398.8
1963	115.7	91.1	609.8	4,215.6	2,781.8	424.9	588.8	420.1
1964	121.7	134.6	651.1	4,189.9	2,878.9	431.4	402.4	477.2

Year	State and locally owned–Con.								
	Highways	Sewer and water systems			Public service enterprises			Conservation and development	All other
		Total	Sewer	Water	Total	Electric power	Other		
1946	922.5	268.4	140.3	128.1	88.4	35.2	53.2	22.6	19.8
1947	1,083.0	347.1	188.8	158.3	122.5	58.1	64.4	25.8	59.9
1948	1,407.5	529.0	289.0	240.0	154.0	46.8	107.2	46.0	38.7
1949	1,401.5	558.3	312.4	245.9	132.9	58.4	74.5	52.1	48.8
1950	1,780.2	585.3	357.5	227.9	145.8	47.7	98.1	51.3	41.0
1951	1,671.3	573.6	344.6	229.0	133.6	74.5	59.1	39.0	30.1
1952	1,997.9	588.7	362.1	226.6	115.8	51.5	64.3	40.2	42.0
1953	2,659.7	755.5	472.8	282.7	155.5	72.4	83.1	65.5	90.5
1954	2,684.7	765.4	472.7	292.7	172.3	105.3	67.0	67.1	73.3
1955	2,933.5	895.5	501.9	393.6	378.0	247.4	130.6	117.2	68.2
1956	3,211.6	1,100.0	658.9	441.1	336.5	227.2	109.3	139.3	91.4
1957	3,825.1	1,034.2	619.4	414.8	364.2	200.1	164.1	112.7	84.2
1958	4,489.3	1,050.0	708.2	341.8	669.5	450.0	219.5	123.3	160.7
1959	3,718.8	1,148.4	741.8	406.6	422.5	235.6	186.9	146.1	131.5
1960	4,626.3	1,228.8	700.7	528.1	423.3	183.5	239.8	138.8	209.1
1961	4,390.8	1,264.1	810.6	453.5	419.5	143.1	276.4	165.4	279.2
1962	4,795.2	1,344.7	887.9	456.8	332.8	123.8	209.0	297.7	275.9
1963	4,847.6	1,706.7	1,121.2	585.5	522.5	273.2	249.3	237.6	282.1
1964	5,470.5	1,653.1	980.9	672.2	443.1	214.3	228.8	193.7	309.4

*Includes major force-account projects started, principally by TVA and State highway departments. **Missile launching facilities are included under airfields beginning with 1958 and under all other Federally owned before 1958. Note: Beginning with 1959, data include Alaska and Hawaii.
Source: Bureau of the Census, U. S. Department of Commerce.

Contract Awards for Public Construction, 1946-1964, by Ownership

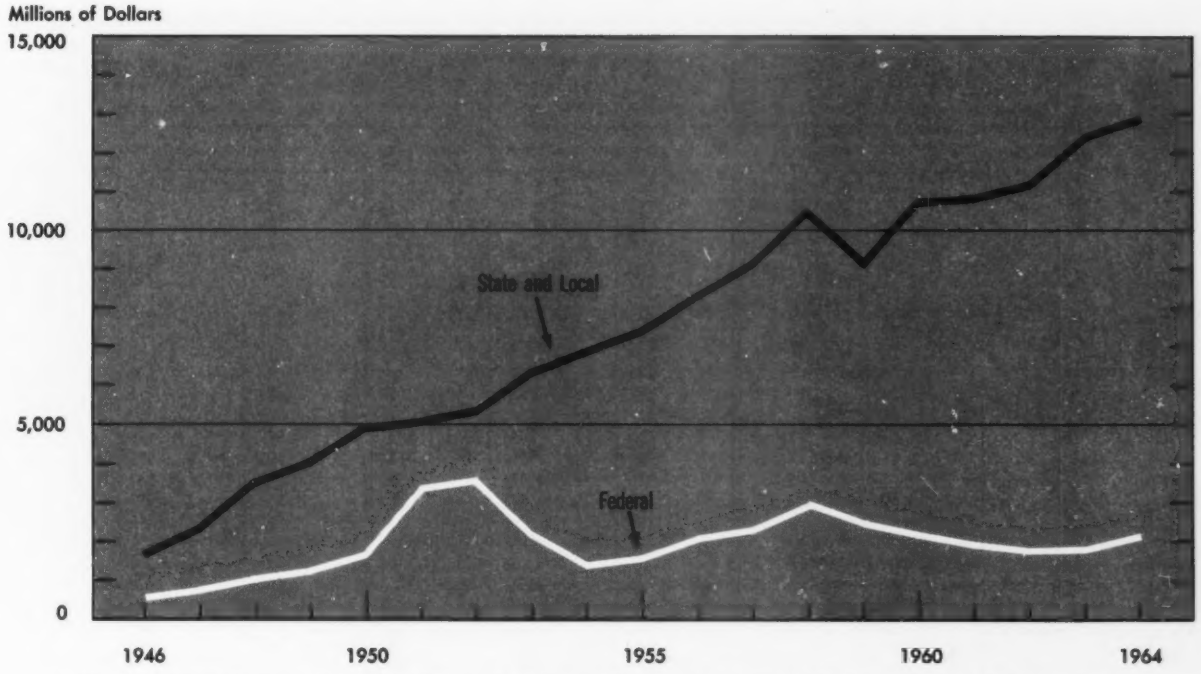


Table 31.--Value of Contracts Awarded for Highway Construction, by Ownership, Source of Funds, and Type of Facility*, 1946-64

[Millions of dollars]

Year	All highway construction	Federally owned	State owned					Locally owned**
			Total	Federally aided projects		Independent State projects		
				Total value	Federal funds	Total value	Toll facilities	
1946	944.1	21.6	742.1	n.a.	n.a.	n.a.	n.a.	180.4
1947	1,107.5	24.5	891.9	635.4	329.1	256.5	n.a.	191.1
1948	1,435.3	27.8	1,144.8	739.5	386.3	405.3	45.5	262.7
1949	1,448.1	46.6	1,150.1	643.5	332.0	506.6	119.8	251.4
1950	1,815.8	35.6	1,491.7	797.6	414.7	694.1	227.5	288.5
1951	1,742.7	71.4	1,361.6	780.2	408.6	581.4	67.6	309.7
1952	2,087.4	89.5	1,653.7	911.2	475.9	742.5	146.4	344.2
1953	2,712.6	52.9	2,286.5	997.6	519.1	1,288.9	799.7	373.2
1954	2,746.9	62.2	2,300.4	1,218.4	629.5	1,082.0	458.9	384.3
1955	2,992.0	58.5	2,559.8	1,256.1	667.4	1,303.7	694.9	373.7
1956	3,303.4	91.8	2,718.3	1,737.2	962.8	981.1	336.7	493.3
1957	3,916.6	91.5	3,311.0	2,390.4	1,613.9	920.6	343.0	514.1
1958	4,584.8	95.5	3,995.8	3,488.7	2,504.4	507.1	44.1	493.5
1959	3,804.7	85.9	3,212.6	2,638.1	1,876.7	574.5	59.2	506.2
1960	4,755.6	129.3	3,901.4	3,097.3	2,218.1	804.1	164.7	724.9
1961	4,482.3	91.5	3,802.8	3,168.4	2,288.6	634.4	92.3	588.0
1962	4,890.2	95.0	4,240.7	3,252.6	2,505.6	988.1	326.2	554.5
1963	4,990.0	142.4	4,275.2	3,729.6	2,769.8	545.7	27.3	572.4
1964	5,586.7	116.2	4,745.2	4,055.0	3,083.7	690.0	82.1	725.3

*Includes force-account work started on Federal and State projects. **By municipality and county. n.a.--Not available.

Note: Detail may not add to totals due to rounding; beginning with 1959, data include Alaska and Hawaii.

Source: Bureau of the Census, U.S. Department of Commerce.

Table 32.–Value of Construction Contracts Reported by the F.W. Dodge Company, 1925-64

[Millions of dollars]

Year	All construction	Building			Engineering			Dodge index of construction contracts, seasonally adjusted 1957-59 = 100
		Total	Residential	Non-residential	Total	Public works	Utilities	
	37 Eastern States							
1925	6,006	4,949	2,747	2,202	1,057	654	403	.....
1926	6,381	5,089	2,671	2,418	1,292	780	512	.....
1927	6,303	5,012	2,573	2,439	1,291	973	318	.....
1928	6,628	5,226	2,788	2,438	1,402	985	417	.....
1929	5,751	4,341	1,916	2,425	1,410	940	470	.....
1930	4,523	2,923	1,101	1,822	1,600	970	630	.....
1931	3,093	1,952	811	1,141	1,141	881	260	.....
1932	1,351	768	280	488	583	521	62	.....
1933	1,256	667	249	418	589	504	85	.....
1934	1,543	800	249	551	743	632	111	.....
1935	1,845	1,160	479	681	685	589	96	.....
1936	2,675	1,761	801	960	914	722	192	.....
1937	2,913	2,061	905	1,156	852	589	263	.....
1938	3,197	2,058	986	1,072	1,139	850	289	.....
1939	3,551	2,300	1,334	966	1,251	962	289	.....
1940	4,004	2,892	1,597	1,295	1,112	831	281	.....
1941	6,007	4,269	1,954	2,315	1,738	1,109	629	.....
1942	8,255	5,715	1,818	3,897	2,540	1,302	1,238	.....
1943	3,274	2,292	868	1,424	982	471	511	.....
1944	1,994	1,247	348	899	747	430	317	.....
1945	3,299	2,413	563	1,850	886	483	403	.....
1946	7,490	5,858	3,142	2,716	1,632	1,195	437	.....
1947[1]	9,175	7,285	4,569	2,716	1,890	1,344	546	[2]33.9
1948	11,121	8,965	5,299	3,666	2,155	1,627	528	41.1
1949	11,826	9,350	5,706	3,644	2,476	1,779	697	43.7
1950	16,592	14,014	8,832	5,182	2,578	1,930	648	61.4
1951	17,151	14,428	7,605	6,823	2,723	1,824	899	63.4
1952	18,070	14,658	7,963	6,695	3,413	2,268	1,145	66.8
1953	18,804	14,796	7,840	6,956	4,009	2,809	1,200	69.5
1954	20,596	16,454	9,344	7,110	4,142	3,095	1,047	76.2
1955	24,632	19,569	11,072	8,497	5,063	3,623	1,440	91.1
1956	24,628	19,048	10,042	9,006	5,581	4,163	1,418	.....
	48 States							
1956	31,612	24,069	12,862	11,208	7,543	5,428	2,115	91.6
1957	32,173	24,333	13,039	11,293	7,841	5,466	2,375	93.2
1958	35,090	25,644	14,696	10,948	9,446	6,802	2,644	101.7
1959	36,269	28,537	17,150	11,387	7,732	5,804	1,928	105.1
1960	36,318	27,345	15,105	12,240	8,972	6,946	2,026	105.2
1961	37,135	28,238	16,123	12,115	8,896	6,911	1,985	107.6
1962	41,303	31,049	18,039	13,010	10,255	7,905	2,350	119.7
1963	45,546	34,879	20,502	14,377	10,667	8,122	2,545	132.0
1964	47,299	36,055	20,561	15,495	11,244	n.a.	n.a.	137.0

[1]The data for 1947 through 1956 (for 37 States) reflect use of revised techniques for residential building and are not comparable with data up to and through 1946. [2]Indexes for 1947-55 are estimates for 48 States derived by linking data for the 37 States to the 48-State series.

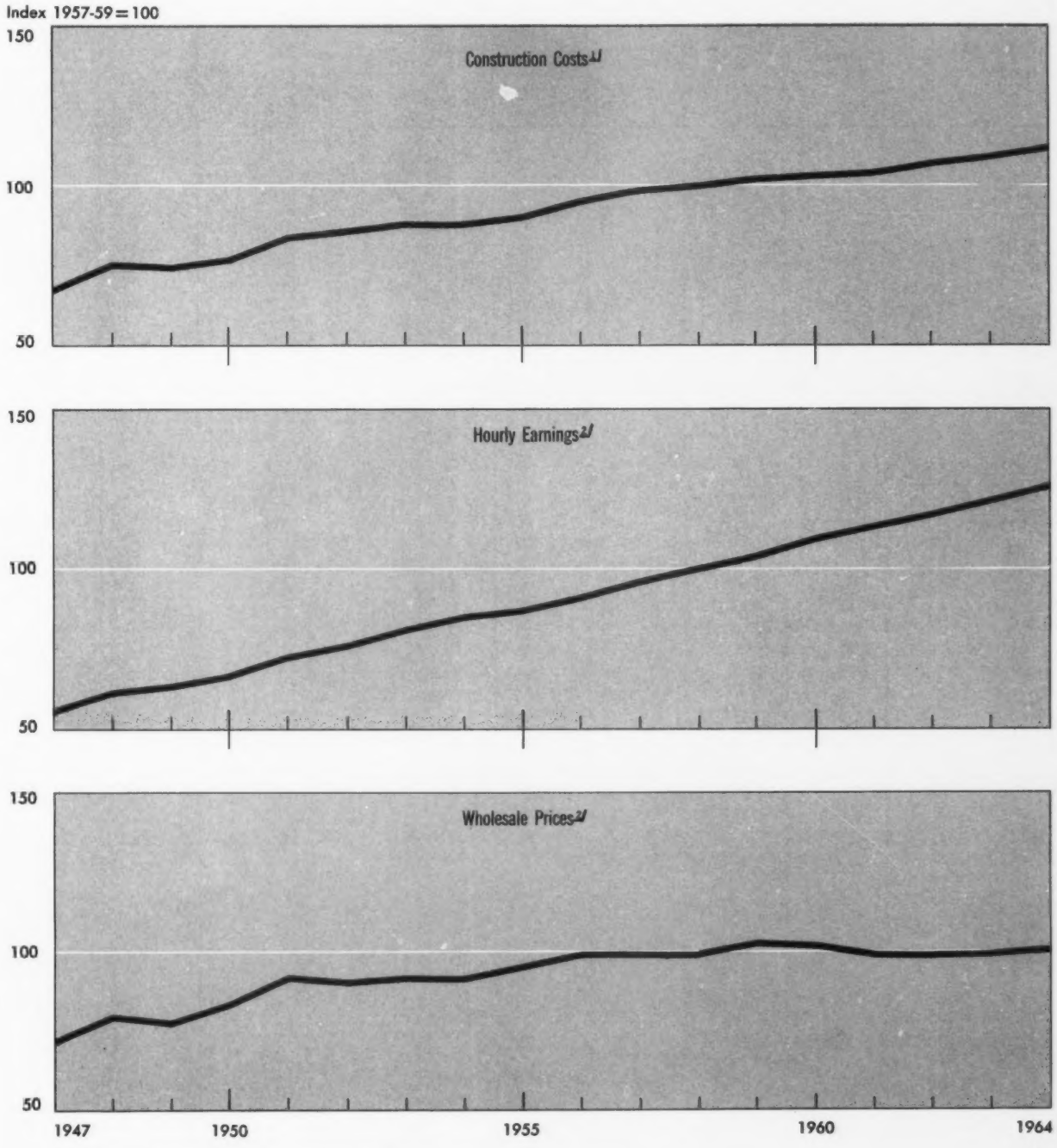
n.a.--Not available.

Note: Detail may not add to totals, due to rounding.

Source: F. W. Dodge Company.

SECTION V.—COSTS AND WAGES

Construction Cost Indicators, 1947-64



SOURCE: 1/ U.S. Department of Commerce, Bureau of the Census
2/ U.S. Department of Labor, Bureau of Labor Statistics

Table 33.–Construction Cost Indexes, 1915-64

[1957-59 = 100]

Year	Department of Commerce composite cost index*	American Appraisal Co.	Associated General Contractors	E. H. Boeckh and Associates			Engineering News-Record		Bureau of Public Roads, highway
				Residences	Apartments, hotels, and office buildings	Commercial and factory buildings	Building	Construction	
1915	20	15	20	19.9	19.1	19.3	18.1	12.2	39.4
1916	22	17	23	21.2	21.4	22.4	24.8	17.1	41.7
1917	28	21	30	24.8	25.7	27.3	31.7	23.8	47.9
1918	33	26	35	29.5	29.2	30.1	30.2	24.9	57.9
1919	37	34	39	34.3	33.2	33.1	30.1	26.1	64.1
1920	46	41	49	44.2	42.4	41.2	39.3	33.1	83.3
1921	37	32	45	35.5	34.1	33.7	31.5	26.5	69.0
1922	34	30	37	32.7	32.0	31.3	29.4	22.9	62.9
1923	37	33	40	36.6	35.4	34.9	35.3	28.1	70.1
1924	37	32	41	36.1	34.7	34.8	35.2	28.3	67.2
1925	37	32	40	35.7	35.0	34.5	34.7	27.2	63.9
1926	37	32	39	36.1	35.3	34.8	35.1	27.4	61.4
1927	37	32	40	35.6	34.8	34.4	35.3	27.1	60.6
1928	37	32	40	35.7	35.0	34.4	35.7	27.2	56.6
1929	37	32	41	37.3	35.8	35.4	36.2	27.3	54.8
1930	36	30	40	36.3	35.2	34.9	35.2	26.7	50.9
1931	33	26	39	33.5	32.5	32.3	32.2	23.9	45.6
1932	29	23	34	28.3	27.7	27.8	26.7	20.7	36.3
1933	31	22	32	28.3	28.4	28.5	28.0	22.4	45.6
1934	35	23	36	30.8	31.3	31.1	31.6	26.1	49.9
1935	34	24	35	30.1	30.8	30.6	31.5	25.8	47.9
1936	35	25	36	31.1	31.7	31.5	32.7	27.1	49.3
1937	37	29	38	34.8	35.4	35.2	37.2	30.9	47.1
1938	37	29	38	35.8	36.8	36.5	37.3	31.0	43.3
1939	35	30	38	36.5	37.3	36.8	37.5	31.0	43.1
1940	36	30	38	37.7	37.9	37.4	38.5	31.8	42.5
1941	39	32	39	40.7	39.7	39.3	40.1	33.9	48.3
1942	44	35	42	43.0	41.8	41.2	42.2	36.4	64.7
1943	47	37	43	44.9	43.5	42.9	43.4	38.2	74.2
1944	46	39	45	48.8	46.4	45.8	44.6	39.3	67.2
1945	48	40	46	52.3	49.4	48.6	45.4	40.5	64.8
1946	56	47	52	57.4	54.0	53.0	49.8	45.5	70.7
1947	67	63	60	69.5	63.5	62.2	59.4	54.4	80.3
1948	75	72	67	78.2	71.6	70.3	65.4	60.6	89.8
1949	74	72	69	76.2	72.5	71.1	66.8	62.7	86.7
1950	77	73	72	80.3	75.8	74.0	71.2	67.1	78.3
1951	84	78	76	86.6	81.7	79.9	76.0	71.4	96.1
1952	86	81	78	88.8	84.4	82.7	78.8	74.9	98.9
1953	88	85	82	90.4	87.1	85.6	81.7	78.9	95.3
1954	88	87	85	89.7	87.8	86.6	84.6	82.6	89.9
1955	90	89	88	92.4	90.4	89.5	89.0	86.8	87.3
1956	95	93	92	96.5	94.8	94.1	93.1	91.1	98.8
1957	99	97	97	98.3	97.7	97.5	96.5	95.2	103.1
1958	100	100	100	99.2	99.4	99.5	99.6	99.9	100.5
1959	102	103	103	102.5	102.9	103.0	103.9	104.9	96.4
1960	103	106	107	104.2	105.0	104.7	106.1	108.3	94.1
1961	104	108	109	104.5	106.3	105.6	107.8	111.5	95.0
1962	107	111	111	106.3	108.8	107.8	110.0	114.7	98.5
1963	109	114	114	108.5	111.3	110.2	112.7	118.5	101.0
1964	112	117	119	111.6	114.6	113.4	116.1	123.1	102.0

See footnotes at end of table.

Table 33.–Construction Cost Indexes, 1915-64–Con.

[1957-59 = 100]

Year	Geo. A. Fuller Co.	Turner Construction Co.	Agricultural Marketing Service		Handy-Whitman Public Utility			Interstate Commerce Commission	Bell System, telephone plant	
			Farm housing	Other farm construction	Buildings	Gas plants	Electric light and power plants	Railroads	Telephone and telegraph	
									Buildings	Outside[1] plant
1915	25	17	21	25	20	16	17	27	.....	.....
1916	27	21	24	29	23	19	21	29	.....	.....
1917	30	25	28	34	33	26	25	35	.....	.....
1918	30	29	34	41	34	31	30	42	.....	.....
1919	32	34	42	47	34	33	31	47	.....	.....
1920	40	43	46	52	40	36	34	57	.....	.....
1921	36	31	33	38	31	33	31	47	.....	.....
1922	33	30	34	38	27	27	31	42	.....	.....
1923	36	34	36	40	31	30	30	45	.....	.....
1924	37	34	36	41	34	32	31	45	.....	.....
1925	37	34	36	42	32	31	31	44	.....	.....
1926	38	34	36	41	32	30	30	44	.....	.....
1927	38	33	36	41	31	30	30	44	.....	.....
1928	38	33	36	40	31	29	30	43	.....	.....
1929	38	32	36	41	31	29	32	42	.....	.....
1930	38	29	35	39	30	29	30	40	34	41
1931	34	25	30	34	27	28	30	38	30	41
1932	30	24	26	30	25	26	28	35	27	40
1933	30	24	26	30	25	26	28	34	26	40
1934	33	28	29	34	28	29	31	35	28	41
1935	32	28	30	34	28	29	32	35	29	40
1936	32	29	30	34	29	30	32	35	30	40
1937	35	33	32	35	32	33	35	37	33	43
1938	37	32	30	35	31	33	35	37	34	43
1939	37	31	30	34	31	33	35	36	34	43
1940	38	34	31	35	31	34	36	37	35	43
1941	39	37	34	38	34	35	38	40	36	44
1942	44	42	39	44	37	37	39	47	39	47
1943	45	44	45	49	37	37	39	49	39	49
1944	46	42	50	54	38	38	39	49	40	51
1945	46	45	53	57	39	39	40	52	46	53
1946	55	55	58	62	45	45	46	57	57	60
1947	67	66	73	76	53	53	53	65	67	75
1948	72	73	79	83	61	60	58	72	73	78
1949	73	71	76	82	64	62	62	72	74	79
1950	72	73	82	79	67	65	66	73	77	78
1951	77	82	90	87	72	71	74	79	82	86
1952	79	85	91	89	73	72	76	82	84	88
1953	82	86	92	90	77	75	79	84	88	89
1954	85	85	91	89	80	79	82	85	89	90
1955	88	85	93	91	83	83	84	87	90	94
1956	92	93	97	95	91	90	92	93	93	100
1957	96	99	99	98	98	96	98	98	97	100
1958	100	100	99	99	100	100	100	100	100	99
1959	104	101	102	103	103	104	102	102	103	101
1960	106	102	104	104	104	106	102	103	106	102
1961	110	103	104	104	103	107	100	102	107	101
1962	115	104	105	104	105	109	101	104	109	101
1963	118	107	106	105	107	111	101	104	111	102
1964	n. a.	109	n. a.	n. a.	109	114	103	n. a.	n. a.	n. a.

*An average, computed by the Bureau of the Census, of various cost indexes, largely privately compiled, weighted by the value in place estimates for the individual construction categories to which they are applied.

[1]Poles, cable, aerial wire, U.G. conduit.

n.a.–Not available.

Sources as stated above.

Table 34.–Indexes of Union Hourly Wage Rates for Selected Building Trades, 1942-64

[1957-59 = 100]

Year (as of July 1)	All trades	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
1942	42.8	43.2	43.1	45.6	45.4	46.2	45.7	34.1
1943	43.1	43.4	43.2	45.7	46.3	46.3	45.9	34.6
1944	43.5	43.9	43.6	46.1	46.7	46.6	46.1	32.2
1945	44.4	44.9	44.4	47.0	47.3	47.3	47.2	37.1
1946	49.5	50.1	49.9	50.2	52.4	52.3	51.0	43.5
1947	56.6	57.9	57.5	56.6	58.6	61.3	59.1	50.8
1948	62.6	66.0	63.3	62.0	63.5	65.2	65.5	57.3
1949	65.2	69.4	65.0	67.5	66.7	71.3	67.4	59.5
1950	68.0	71.9	68.2	69.2	69.0	74.5	69.0	62.8
1951	72.4	74.9	72.7	74.4	73.5	78.1	73.1	67.3
1952	76.9	81.3	77.2	78.7	78.3	82.6	77.4	71.8
1953	80.9	83.8	81.2	81.9	82.1	85.8	80.2	77.3
1954	83.8	86.5	83.8	84.3	84.6	87.3	84.6	80.7
1955	86.8	88.8	86.9	86.2	88.0	90.0	86.7	84.3
1956	90.8	92.8	90.6	90.9	91.6	93.4	90.5	89.1
1957	95.5	96.4	95.4	95.5	96.4	96.8	95.5	94.7
1958	99.8	99.6	99.8	100.6	99.9	99.9	99.6	99.4
1959	104.7	104.0	104.8	103.9	103.8	103.2	104.9	106.0
1960	109.0	107.1	109.0	109.3	108.3	107.5	108.3	110.9
1961	113.3	111.1	113.3	113.6	112.3	109.9	112.3	116.4
1962	117.5	114.5	117.4	119.5	116.5	113.4	116.6	120.2
1963	121.7	117.8	121.6	123.2	121.8	116.1	121.3	124.6
1964	126.2	121.4	125.9	127.6	126.2	121.1	126.2	129.8

Source: Bureau of Labor Statistics, U.S. Department of Labor.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. New England
   - Connecticut
   - Maine
   - Massachusetts
   - New Hampshire
   - Rhode Island
   - Vermont
2. Middle Atlantic
   - New Jersey
   - New York
   - Pennsylvania

NORTH CENTRAL

3. E. N. Central
   - Illinois
   - Indiana
   - Michigan
   - Ohio
   - Wisconsin
4. W. N. Central
   - Iowa
   - Kansas
   - Minnesota
   - Missouri
   - Nebraska
   - North Dakota
   - South Dakota

SOUTH

5. S. Atlantic
   - Delaware
   - Dist. of Col.
   - Florida
   - Georgia
   - Maryland
   - N. Carolina
   - S. Carolina
   - Virginia
   - W. Virginia
6. E. S. Central
   - Alabama
   - Kentucky
   - Mississippi
   - Tennessee
7. W. S. Central
   - Arkansas
   - Louisiana
   - Oklahoma
   - Texas

WEST

8. Mountain
   - Arizona
   - Colorado
   - Idaho
   - Montana
   - Nevada
   - New Mexico
   - Utah
   - Wyoming
9. Pacific
   - Alaska
   - California
   - Hawaii
   - Oregon
   - Washington

A STANDARD METROPOLITAN STATISTICAL AREA is defined as an integrated economic and social unit having a recognized large population nucleus. This unit must contain at least one city with at least 50,000 inhabitants, or twin cities with a combined population of 50,000, the smaller of which must have at least 15,000 including the county of such a central city and adjacent counties that are found to be metropolitan in character and economically and socially integrated with the county of the central city.

Table 35.–Average Union Hourly Wage Scales for Selected Building Trades, 1947-64

Year (as of July 1)	Bricklayers		Carpenters		Electricians (inside wiremen)		Painters	
	Average rate	Range of rate	Average rate	Range of rate	Average rate	Range of rate	Average rate	Range of rate
1947	$2.37	$1.75-2.75	$2.00	$1.25-2.50	$2.11	$1.50-2.50	$1.91	$1.25-2.50
1948	2.65	2.00-3.25	2.20	1.50-2.90	2.30	1.50-2.75	2.08	1.35-3.00
1949	2.74	2.05-3.25	2.25	1.50-3.00	2.49	1.50-3.00	2.19	1.38-3.00
1950	2.83	2.25-3.25	2.37	1.65-3.00	2.54	1.50-3.00	2.26	1.38-3.02
1951	2.95	2.48-3.50	2.53	1.82-3.25	2.73	2.00-3.25	2.41	1.50-3.25
1952	3.19	2.50-3.70	2.68	1.93-3.40	2.88	2.01-3.45	2.57	1.50-3.47
1953	3.28	2.75-3.75	2.81	2.05-3.40	3.00	2.40-3.50	2.69	1.65-3.75
1954	3.39	2.80-3.80	2.90	1.75-3.50	3.09	2.50-3.50	2.77	1.75-4.00
1955	3.48	2.85-3.85	3.01	2.18-3.55	3.17	2.60-3.65	2.90	1.75-4.00
1956	3.62	3.00-4.05	3.13	2.25-3.65	3.34	2.70-4.00	3.01	1.75-3.75
1957	3.76	3.00-4.25	3.30	2.32-3.90	3.50	2.85-4.25	3.17	1.75-4.00
1958	3.87	3.10-4.35	3.46	2.40-4.15	3.68	2.65-4.35	3.27	2.00-4.00
1959	4.04	3.10-4.70	3.63	2.40-4.40	3.81	2.90-4.35	3.40	2.35-4.09
1960	4.17	3.20-4.80	3.78	2.50-4.55	4.00	3.00-4.65	3.55	2.45-4.45
1961	4.34	3.25-5.20	3.94	2.50-4.75	4.16	3.20-4.65	3.68	2.55-4.74
1962	4.45	3.30-5.35	4.07	2.50-5.05	4.38	3.00-5.02	3.80	1.75-4.20
1963	4.59	3.35-5.43	4.23	2.70-5.30	4.53	3.30-5.26	3.97	2.55-5.15
1964	4.72	3.25-5.83	4.36	2.80-5.47	4.68	3.60-5.43	4.11	2.75-5.35

Year (as of July 1)	Plasterers		Plumbers		Building laborers	
	Average rate	Range of rate	Average rate	Range of rate	Average rate	Range of rate
1947	$2.27	$1.62-3.00	$2.20	$1.75-2.85	$1.23	$0.70-1.78
1948	2.50	1.83-3.15	2.45	1.75-3.00	1.40	0.75-2.13
1949	2.67	2.00-3.25	2.52	1.90-3.00	1.47	0.75-2.13
1950	2.80	2.00-3.30	2.57	1.85-3.10	1.55	0.80-2.19
1951	2.93	2.25-3.40	2.72	2.00-3.10	1.65	0.88-2.34
1952	3.10	2.25-3.65	2.88	2.19-3.25	1.75	0.90-2.56
1953	3.21	2.25-3.65	2.97	2.50-3.40	1.86	0.90-2.59
1954	3.27	2.25-3.75	3.12	2.63-3.50	1.96	0.90-2.70
1955	3.36	2.25-3.85	3.21	2.63-3.50	2.07	1.00-2.80
1956	3.50	2.50-4.00	3.35	2.75-3.75	2.20	1.15-3.00
1957	3.63	2.50-4.25	3.55	3.00-4.00	2.37	1.20-3.20
1958	3.75	2.62-4.35	3.70	3.10-4.25	2.47	1.20-3.35
1959	3.88	2.62-4.50	3.89	3.15-4.45	2.67	1.39-3.65
1960	4.06	2.75-4.95	4.01	3.25-4.55	2.81	1.45-3.80
1961	4.14	2.75-4.95	4.18	3.35-4.82	2.98	1.50-4.00
1962	4.28	2.75-5.25	4.31	3.45-5.21	3.05	1.55-4.30
1963	4.38	2.75-5.55	4.49	3.28-5.51	3.16	1.45-4.40
1964	4.59	3.40-5.55	4.70	3.44-5.71	3.29	1.55-4.65

Source: Bureau of Labor Statistics, U.S. Department of Labor.

Table 36.–Union Hourly Wage Scales[1] for Selected Building Trades in 100 Cities, by Census Geographic Division, 1950 and 1960 (as of July 1)

Census geographic division and city	Bricklayers		Carpenters		Electricians		Painters	
	1950	1960	1950	1960	1950	1960	1950	1960
New England:								
Boston, Mass.	$2.775	$4.050	$2.375	$3.650	$2.600	$3.900	$2.100	$3.225
Burlington, Vt*	n.a.	3.750	n.a.	2.750	n.a.	3.000	n.a.	1.750
Hartford, Conn*	n.a.	3.950	n.a.	3.550	n.a.	4.175	n.a.	3.370
Manchester, N.H.*	2.500	3.850	2.000	3.270	1.900	3.250	1.600	2.580
New Haven, Conn	2.500	3.850	2.250	3.550	2.400	3.925	2.000	3.400
Portland, Maine*	2.250	3.500	1.650	3.000	1.900	3.300	1.375	2.200
Providence, R.I.	2.625	3.925	2.100	3.400	2.250	3.700	1.850	3.050
Springfield, Mass.	2.500	3.750	2.000	3.430	2.350	3.750	2.000	3.175
Worcester, Mass*	2.500	3.900	2.025	3.650	2.350	3.550	1.800	3.300
Middle Atlantic:								
Buffalo, N.Y.	2.750	4.115	2.375	4.135	2.580	4.250	2.250	3.650
Erie, Pa	2.500	4.100	2.125	3.615	2.250	3.875	1.900	3.250
Newark, N.J.	[23].250	[24].650	[23].000	[24].500	3.000	4.500	[22].500	[23].850
New York, N.Y.	[23].250	[24].800	[23].000	[24].550	[23].000	[34].150	[22].450	[23].500
Philadelphia, Pa.	[23].250	[24].250	2.525	3.885	2.875	4.375	2.150	3.375
Pittsburgh, Pa.	3.000	[44].450	2.650	3.975	2.800	4.600	2.450	3.700
Reading, Pa.*	2.500	3.900	2.250	3.325	2.375	3.850	1.975	2.925
Rochester, N.Y.	2.500	4.160	2.310	3.825	2.600	4.120	2.240	3.550
Schenectady, N.Y.*	n.a.	3.800	n.a.	3.500	n.a.	3.900	n.a.	3.150
Scranton, Pa	2.625	3.750	2.125	3.175	2.375	3.625	1.875	2.875
Syracuse, N.Y.	2.600	4.050	2.200	3.670	2.550	4.200	1.950	3.350
Trenton, N.J.*	n.a.	4.100	n.a.	3.900	n.a.	4.600	n.a.	3.625
York, Pa.*	2.375	3.500	1.750	3.050	2.000	3.625	1.550	2.650
East North Central:								
Chicago, Ill.	2.550	4.225	2.550	3.910	2.525	4.100	2.475	3.750
Cincinnati, Ohio	2.700	4.025	2.250	3.900	2.550	4.090	2.150	3.400
Cleveland, Ohio	2.700	4.085	2.700	4.110	2.700	4.170	2.325	3.725
Columbus, Ohio	2.750	4.060	2.250	3.610	2.450	3.860	2.075	3.300
Dayton, Ohio	2.750	4.020	2.275	3.725	2.625	4.050	2.150	3.420
Detroit, Mich	2.750	3.980	2.500	3.630	2.750	4.000	2.250	3.500
Evansville, Ind.*	n.a.	3.850	n.a.	3.375	n.a.	3.760	n.a.	3.100
Grand Rapids, Mich	2.625	4.075	2.125	3.500	2.400	3.650	1.800	3.050
Indianapolis, Ind.	2.750	4.000	2.300	3.550	2.450	3.850	2.125	3.500
Lansing, Mich.*	n.a.	4.100	n.a.	3.530	n.a.	3.600	n.a.	3.280
Madison, Wis.*	n.a.	3.800	n.a.	3.350	n.a.	3.960	n.a.	3.240
Milwaukee, Wis.	2.650	3.820	2.400	3.570	2.300	3.730	2.100	3.320
Peoria, Ill	2.700	4.325	2.325	3.900	2.450	4.100	2.075	3.600
Rock Island, Ill. (Dist.)*5	2.500	3.900	2.250	3.370	2.375	3.800	2.100	3.200
South Bend, Ind.*	2.575	3.900	2.205	3.400	2.300	3.750	2.050	3.200
Toledo, Ohio	2.725	4.020	2.425	3.910	2.625	4.000	2.275	3.630
Youngstown, Ohio	2.750	4.085	2.375	3.805	2.550	4.000	2.250	3.540
West North Central:								
Des Moines, Iowa	2.875	3.975	2.250	3.525	2.450	3.825	1.900	3.300
Duluth, Minn.*	2.400	3.820	1.925	3.270	2.250	3.650	1.800	3.200
Fargo, N.Dak.*	n.a.	3.900	n.a.	2.850	n.a.	3.100	n.a.	2.750
Kansas City, Mo	2.650	4.075	2.200	3.625	2.425	3.750	2.100	3.550
Minneapolis, Minn.	2.400	3.875	2.120	3.500	2.350	3.700	2.050	3.390
Omaha, Nebr	2.400	3.950	2.075	3.550	2.400	3.850	1.800	3.150
St. Louis, Mo.	3.000	4.050	2.500	3.825	2.500	4.110	2.320	3.690
St. Paul, Minn	2.400	3.875	2.120	3.500	2.350	3.650	2.020	3.300
Sioux Falls, S.Dak.*	n.a.	3.850	n.a.	2.950	n.a.	3.450	n.a.	2.550
Wichita, Kan.*	3.000	3.950	2.000	3.300	2.250	3.800	1.750	3.000

See footnotes at end of table.

Table 36.–Union Hourly Wage Scales[1] for Selected Building Trades in 100 Cities, by Census Geographic Division, 1950 and 1960 (as of July 1)–Con.

Census geographic division and city	Plasterers		Plumbers		Building laborers	
	1950	1960	1950	1960	1950	1960
New England:						
Boston, Mass.	$2.850	$3.650	$2.450	$3.900	$1.750	$2.750
Burlington, Vt*	n.a.	3.750	n.a.	3.000	n.a.	2.200
Hartford, Conn*	n.a.	3.950	n.a.	3.800	n.a.	2.800
Manchester, N. H.*	2.500	3.850	2.125	3.650	1.350	2.590
New Haven, Conn	2.500	3.850	2.375	3.900	1.650	2.800
Portland, Maine*	2.000	3.500	2.125	3.500	1.250	2.200
Providence, R. I.	2.700	3.925	2.400	3.650	1.600	2.650
Springfield, Mass	2.500	3.750	2.450	3.800	1.450	2.550
Worcester, Mass*	2.500	3.900	2.125	3.650	1.400	2.750
Middle Atlantic:						
Buffalo, N. Y.	2.525	4.110	2.650	3.875	1.775	3.010
Erie, Pa	2.250	3.700	2.250	3.875	1.500	2.675
Newark, N. J.	[2]3.250	[2]4.650	[2]2.875	4.250	[2]2.190	[2]3.600
New York, N. Y.	[3]3.200	[3]4.900	[2]3.000	[2]4.450	[2]2.150	[2]3.800
Philadelphia, Pa	3.000	4.150	2.750	4.100	1.475	2.600
Pittsburgh, Pa	2.875	4.205	2.750	4.150	1.600	2.725
Reading, Pa*	[2]2.500	3.600	2.430	3.550	1.400	2.385
Rochester, N. Y.	2.500	4.160	2.550	3.700	1.700	2.860
Schenectady, N. Y.*	n.a.	3.800	n.a.	3.800	n.a.	2.750
Scranton, Pa	2.525	3.650	2.150	3.875	1.450	2.450
Syracuse, N. Y.	2.500	3.925	2.500	3.680	1.500	2.900
Trenton, N. J.*	n.a.	4.100	n.a.	4.400	n.a.	2.900
York, Pa*	2.250	3.500	1.850	3.550	1.200	2.050
East North Central:						
Chicago, Ill.	2.550	4.000	2.450	4.050	1.850	3.025
Cincinnati, Ohio	2.500	3.875	2.350	3.975	1.650	2.900
Cleveland, Ohio	2.700	4.110	2.700	3.910	1.975	3.370
Columbus, Ohio	2.475	3.700	2.450	3.825	1.500	2.700
Dayton, Ohio	2.425	3.770	2.450	3.850	1.525	2.685
Detroit, Mich	2.750	3.750	2.625	3.835	1.800	2.900
Evansville, Ind*	n.a.	3.720	n.a.	3.600	n.a.	2.500
Grand Rapids, Mich	2.250	3.500	2.300	3.800	1.475	2.700
Indianapolis, Ind	2.500	3.825	2.500	3.850	1.500	2.450
Lansing, Mich*	n.a.	3.800	n.a.	3.900	n.a.	2.680
Madison, Wis*	n.a.	3.600	n.a.	3.490	n.a.	2.600
Milwaukee, Wis	2.500	3.550	2.450	3.680	1.750	2.790
Peoria, Ill	2.625	4.175	2.500	4.150	1.700	3.250
Rock Island, Ill (Dist.)*[5]	2.500	3.750	2.375	3.700	1.625	2.730
South Bend, Ind*	2.500	3.360	2.300	3.800	1.650	2.525
Toledo, Ohio	2.625	3.870	2.625	3.950	1.825	3.030
Youngstown, Ohio*	2.550	3.930	2.550	3.815	1.650	2.935
West North Central:						
Des Moines, Iowa	2.500	3.675	2.500	3.825	1.600	2.800
Duluth, Minn*	2.350	3.575	2.125	3.630	1.400	2.750
Fargo, N. Dak*	n.a.	3.400	n.a.	3.050	n.a.	2.150
Kansas City, Mo	2.800	3.875	2.500	3.750	1.625	2.580
Minneapolis, Minn	2.500	3.600	2.320	3.620	1.520	2.850
Omaha, Nebr	2.400	3.750	2.350	3.830	1.300	2.475
St. Louis, Mo	2.750	3.800	2.500	4.150	1.650	2.875
St. Paul, Minn.	2.420	3.600	2.320	3.620	1.520	2.850
Sioux Falls, S. Dak*	n.a.	3.185	n.a.	3.650	n.a.	2.100
Wichita, Kan*	2.500	3.500	2.375	3.900	1.375	2.300

See footnotes at end of table.

Table 36.–Union Hourly Wage Scales[1] for Selected Building Trades in 100 Cities, by Census Geographic Division, 1950 and 1960 (as of July 1)–Con.

Census geographic division and city	Bricklayers		Carpenters		Electricians		Painters	
	1950	1960	1950	1960	1950	1960	1950	1960
South Atlantic:								
Atlanta, Ga	$2.500	$4.000	$1.875	$3.350	$2.250	$3.750	$1.850	$3.300
Baltimore, Md.	3.000	4.100	2.350	3.600	2.400	3.850	1.900	3.400
Charleston, S. C.*	2.250	2.850	1.750	2.750	2.000	3.250	1.500	2.000
Charleston, W. Va*	2.750	4.000	2.250	3.775	2.425	3.875	2.000	3.125
Charlotte, N. C.	2.250	3.200	1.650	2.500	1.850	3.000	1.650	(6)
Columbia, S. C.*	n. a.	3.000	n. a.	2.250	n. a.	3.250	n. a.	2.500
Jacksonville, Fla	2.300	3.600	1.750	3.150	2.375	3.650	1.625	2.900
Miami, Fla*	2.500	3.770	2.063	3.450	2.500	3.800	2.063	3.370
Norfolk, Va*	2.500	3.750	1.750	2.900	2.250	3.550	1.875	3.050
Raleigh, N. C.*	n. a.	3.000	n. a.	2.325	n. a.	2.750	n. a.	1.900
Richmond, Va.	2.500	3.750	1.880	2.900	2.170	3.400	1.750	2.450
Savannah, Ga*	2.250	3.500	1.800	3.150	2.000	3.550	1.650	2.750
Tampa, Fla.*	n. a.	3.600	n. a.	3.250	n. a.	3.650	n. a.	2.900
Washington, D. C.	3.000	4.150	2.500	3.750	2.700	4.400	2.300	3.690
Wilmington, Del*	n. a.	4.025	n. a.	3.800	n. a.	4.125	n. a.	3.300
East South Central:								
Birmingham, Ala	2.750	3.950	1.825	3.150	2.250	3.775	2.000	3.150
Chattanooga, Tenn*	2.500	4.000	1.900	3.300	2.250	3.650	1.875	3.050
Jackson, Miss*	2.500	3.500	1.900	3.000	2.250	3.400	1.750	2.750
Knoxville, Tenn	2.500	3.925	1.900	3.225	2.400	3.500	1.750	2.900
Louisville, Ky	2.650	3.975	2.150	3.575	2.450	3.850	2.010	3.325
Memphis, Tenn	2.500	3.800	1.900	3.200	2.400	3.575	1.938	3.150
Mobile, Ala*	2.550	3.800	1.960	3.300	2.300	3.725	1.800	3.300
Montgomery, Ala*	n. a.	3.250	n. a.	2,750	n. a.	3.100	n. a.	2.750
Nashville, Tenn*	n. a.	3.800	n. a.	3.200	n. a.	3.425	n. a.	3.100
West South Central:								
Dallas, Tex	3.125	4.000	2.125	3.350	2.375	3.625	2.125	3.138
El Paso, Tex*	2.500	3.950	2.000	3.350	2.250	3.700	1.750	2.925
Houston, Tex	2.750	4.000	2.125	3.440	2.500	3.925	2.000	3.225
Little Rock, Ark	3.000	3.700	1.750	3.200	2.125	3.475	1.750	2.813
New Orleans, La	2.600	3.675	1.975	3.250	2.400	3.900	1.800	2.875
Oklahoma City, Okla	3.000	4.000	2.200	3.275	2.350	3.750	1.875	3.125
San Antonio, Tex	2.625	3.730	2.000	3.250	2.375	3.625	1.875	3.000
Shreveport, La*	n. a.	3.900	n. a.	3.050	n. a.	3.725	n. a.	2.900
Tulsa, Okla*	n. a.	4.000	n. a.	3.400	n. a.	3.900	n. a.	3.300
Mountain:								
Albuquerque, N. Mex*	n. a.	4.250	n. a.	3.490	n. a.	3.550	n. a.	3.050
Boise, Idaho*	n. a.	3.850	n. a.	3.250	n. a.	3.750	n. a.	3.150
Butte, Mont*	[3]2.500	3.750	[3]2.125	3.350	[3]2.417	3.550	[2]2.143	3.370
Cheyenne, Wyo*	n. a.	4.000	n. a.	3.140	n. a.	3.680	n. a.	3.000
Denver, Colo	3.000	4.000	2.350	3.600	2.500	3.890	2.125	3.250
Las Vegas, Nev*	n. a.	4.525	n. a.	4.025	n. a.	4.450	n. a.	3.900
Phoenix, Ariz*	3.000	4.100	2.225	3.775	2.250	4.200	2.125	3.350
Salt Lake City, Utah	2.500	3.840	1.875	3.300	2.300	3.720	1.875	3.100
Santa Fe, N. Mex*	n. a.	4.250	n. a.	3.490	n. a.	3.550	n. a.	3.050
Pacific:								
Los Angeles, Calif	2.750	4.200	2.120	3.825	2.500	4.650	2.220	[2]3.730
Oakland, Calif	3.000	4.150	2.225	3.725	2.550	4.205	[2]2.275	3.670
Portland, Oreg	2.750	4.070	2.100	3.460	2.400	3.950	2.100	3.380
San Diego, Calif*	n. a.	4.350	n. a.	3.825	n. a.	4.350	n. a.	3.540
San Francisco, Calif	[3]3.000	[2]4.250	2.225	3.725	2.625	4.205	[2]2.275	3.670
Seattle, Wash	3.000	4.150	2.195	3.380	2.395	3.950	2.195	3.465
Spokane, Wash	2.750	4.120	2.200	3.480	2.330	3.900	2.100	3.390

See footnotes at end of table.

Table 36.–Union Hourly Wage Scales[1] for Selected Building Trades in 100 Cities, by Census Geographic Division, 1950 and 1960 (as of July 1)–Con.

Census geographic division and city	Plasterers		Plumbers		Building laborers	
	1950	1960	1950	1960	1950	1960
South Atlantic:						
Atlanta, Ga.	$2.250	$3.500	$2.600	$3.700	$1.000	$2.000
Baltimore, Md.	2.500	3.850	2.400	3.840	1.350	2.225
Charleston, S.C.*	2.250	2.750	2.250	3.400	.900	1.250
Charleston, W. Va.*	2.250	3.750	2.375	3.925	1.350	2.525
Charlotte, N.C.	2.250	2.750	2.125	3.250	.825	1.450
Columbia, S.C.*	n.a.	3.000	n.a.	3.500	n.a.	(6)
Jacksonville, Fla	2.250	3.500	2.500	3.650	.800	(6)
Miami, Fla.*	2.500	3.770	2.500	3.700	1.000	1.850
Norfolk, Va.*	2.500	3.500	2.250	3.450	.900	1.580
Raleigh, N.C.*	n.a.	2.750	n.a.	3.350	n.a.	1.250
Richmond, Va.	2.330	3.290	2.250	3.500	.900	1.580
Savannah, Ga.*	2.000	2.750	2.300	3.650	.850	1.650
Tampa, Fla.*	n.a.	3.600	n.a.	3.500	n.a.	1.675
Washington, D.C.	3.000	3.925	2.500	4.160	1.450	2.500
Wilmington, Del.*	n.a.	3.900	n.a.	4.050	n.a.	2.250
East South Central:						
Birmingham, Ala	2.300	3.270	2.450	3.580	1.000	1.900
Chattanooga, Tenn.*	2.250	3.500	2.250	3.600	1.200	2.100
Jackson, Miss.*	2.150	3.000	2.250	3.650	.900	1.500
Knoxville, Tenn.	2.250	3.525	2.250	3.625	.950	2.000
Louisville, Ky.	2.500	3.600	2.375	3.750	1.450	2.575
Memphis, Tenn.	2.813	3.500	2.400	3.710	.900	1.750
Mobile, Ala.*	2.040	3.650	2.250	3.850	1.050	1.900
Montgomery, Ala.*	n.a.	2.750	n.a.	3.350	n.a.	1.200
Nashville, Tenn.*	n.a.	3.500	n.a.	3.700	n.a.	1.750
West South Central:						
Dallas, Tex	3.125	3.750	2.375	3.700	1.075	1.850
El Paso, Tex.*	2.250	3.500	2.250	3.750	.950	1.875
Houston, Tex.	2.750	3.750	2.375	3.625	1.200	2.050
Little Rock, Ark	2.500	3.400	2.310	3.425	.875	1.750
New Orleans, La.	2.275	3.270	2.350	3.700	1.100	1.875
Oklahoma City, Okla.	3.000	3.625	2.375	3.850	1.300	2.350
San Antonio, Tex.	2.750	3.625	2.375	3.640	.970	1.600
Shreveport, La.*	n.a.	3.625	n.a.	3.600	n.a.	1.725
Tulsa, Okla.*	n.a.	3.625	n.a.	3.900	n.a.	2.380
Mountain:						
Albuquerque, N. Mex.*	n.a.	3.500	n.a.	4.030	n.a.	2.200
Boise, Idaho*	n.a.	3.150	n.a.	3.700	n.a.	2.550
Butte, Mont.*	[3]2.500	3.500	[3]2.417	3.650	[7]1.500	2.550
Cheyenne, Wyo.*	n.a.	3.500	n.a.	3.600	n.a.	2.200
Denver, Colo	3.000	3.825	2.400	3.950	1.450	2.320
Las Vegas, Nev.*	n.a.	4.350	n.a.	4.425	n.a.	3.225
Phoenix, Ariz.*	3.000	4.165	2.500	4.250	1.575	2.715
Salt Lake City, Utah	2.500	3.725	2.200	3.780	1.325	2.275
Santa Fe, N. Mex.*	n.a.	3.500	n.a.	4.030	n.a.	2.200
Pacific:						
Los Angeles, Calif.	3.125	4.250	2.500	4.330	1.570	3.080
Oakland, Calif.	[3]3.000	[3]3.840	2.500	4.350	1.550	3.045
Portland, Oreg.	2.600	3.780	2.375	3.840	1.700	2.790
San Diego, Calif.*	n.a.	4.225	n.a.	4.330	n.a.	3.080
San Francisco, Calif.	3.000	3.790	2.500	4.360	1.550	3.045
Seattle, Wash.	2.495	3.720	2.500	3.890	1.795	3.000
Spokane, Wash.	2.500	3.800	2.500	3.890	1.600	2.750

[1]These are basic scales representing minimum wage rates agreed upon through collective bargaining between employers and trade unions. Data on employer contributions to insurance (welfare) and pension funds, and for vacation and holiday payments for 1960 are available upon request to the source agency. [2]35-hour workweek. [3]30-hour workweek. [4]37½-hour workweek. [5]Includes Rock Island and Moline, Ill., and Davenport, Iowa. [6]No union scale in effect on survey date. [7]48-hour workweek. *Data available from preliminary quarterly estimates only. n.a.–Not available. Source: Bureau of Labor Statistics, U.S. Department of Labor.

SECTION VI.—CONTRACT CONSTRUCTION EMPLOYMENT

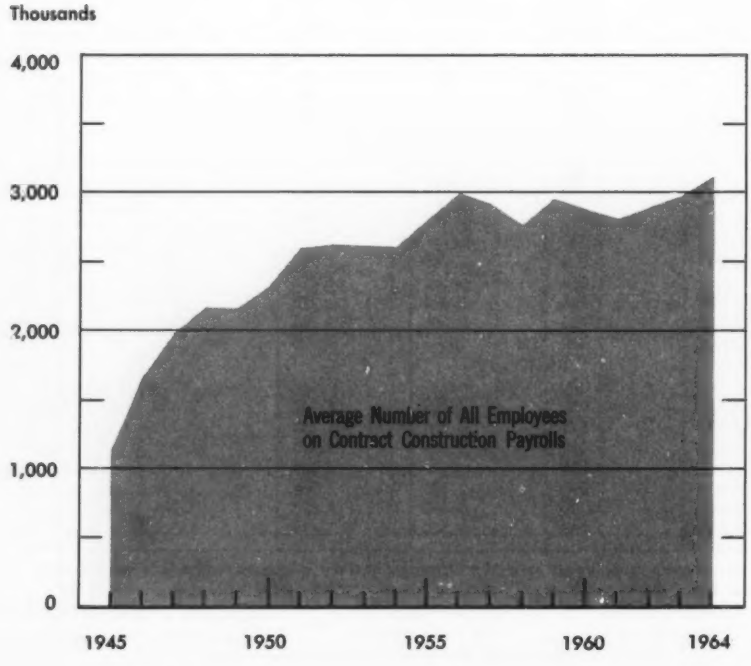
Table 37.–Number of Employees in Contract Construction in the United States,[1] 1919-44

Year	Thousands of employees	Year	Thousands of employees	Year	Thousands of employees
1919	1,021	1928	1,606	1937	1,112
1920	848	1929	1,497	1938	1,055
1921	1,012	1930	1,372	1939	1,150
1922	1,185	1931	1,214	1940	1,294
1923	1,229	1932	970	1941	1,790
1924	1,321	1933	809	1942	2,170
1925	1,446	1934	862	1943	1,567
1926	1,555	1935	912	1944	1,094
1927	1,608	1936	1,145		

[1] Excludes Alaska and Hawaii.

Source: Bureau of Labor Statistics, U. S. Department of Labor.

Total Contract Construction Employment, 1945-1964



Percent Distribution of 1964 Employment Totaling 3,106,000

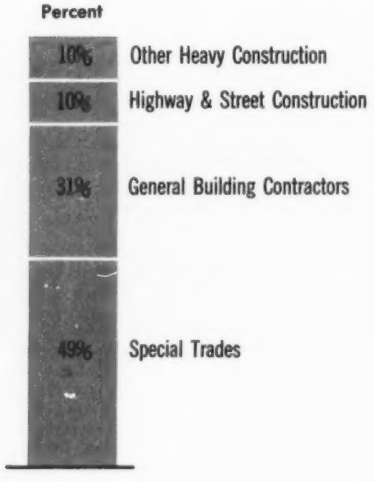


Table 38.–Number of Employees on Contract Construction Payrolls, by Type of Contractor, 1945-64

[In thousands]

Year	All contractors	Building contractors			Heavy construction contractors		
		All building contractors	General building contractors	Special trades[1]	All heavy construction	Highway and street construction	Other heavy construction
	ALL EMPLOYEES						
1945	1,132	910.0	397.0	513.0	223.0	.....[1]	.....
1946	1,661	1,377.0	663.0	714.0	284.0	.....	.....
1947	1,982	1,619.0	762.0	857.0	363.0	.....	.....
1948	2,169	1,781.0	837.0	944.0	389.0	.....	.....
1949	2,165	1,764.0	809.0	955.0	401.0	.....	.....
1950	2,333	1,914.0	875.0	1,039.0	419.0	.....	.....
1951	2,603	2,141.0	991.4	1,149.6	461.6	.....	.....
1952	2,634	2,152.0	983.2	1,168.8	481.4	.....	.....
1953	2,623	2,143.2	969.2	1,174.0	480.1	.....	.....
1954	2,612	2,140.6	937.1	1,203.5	471.0	.....	.....
1955	2,802	2,318.0	997.2	1,320.8	483.8	.....	.....
1956	2,999	2,442.2	1,074.6	1,367.6	556.7	.....	.....
1957	2,923	2,347.4	986.8	1,360.6	576.0	.....	.....
1958	2,778	2,213.8	893.6	1,320.2	564.6	282.5	282.1
1959	2,960	2,373.1	959.0	1,414.1	586.5	310.4	276.1
1960	2,885	2,299.1	908.4	1,390.7	585.7	293.6	292.1
1961	2,816	2,232.8	874.9	1,357.9	583.3	291.5	291.8
1962	2,902	2,308.6	882.1	1,426.5	593.1	299.5	293.6
1963	2,983	2,383.2	921.9	1,461.3	600.1	315.0	285.1
1964	3,106	2,497.2	974.8	1,522.4	608.9	317.3	291.7
	CONSTRUCTION WORKERS						
1947	1,759	1,438.0	689.0	749.0	321.0	.....	.....
1948	1,924	1,581.0	756.0	825.0	343.0	.....	.....
1949	1,919	1,565.0	731.0	834.0	354.0	.....	.....
1950	2,069	1,699.0	791.0	908.0	370.0	.....	.....
1951	2,308	1,901.0	895.8	1,005.2	407.0	.....	.....
1952	2,324	1,900.5	882.3	1,018.2	423.6	.....	.....
1953	2,305	1,878.5	863.3	1,015.2	426.7	.....	.....
1954	2,281	1,862.5	832.0	1,030.5	418.7	.....	.....
1955	2,440	2,010.2	880.1	1,130.1	429.7	.....	.....
1956	2,613	2,119.2	950.4	1,168.8	493.4	.....	.....
1957	2,537	2,024.4	866.2	1,158.2	512.9	.....	.....
1958	2,384	1,885.5	775.2	1,110.3	498.1	253.2	245.0
1959	2,538	2,021.3	834.4	1,186.9	516.8	279.7	237.1
1960	2,459	1,947.7	785.4	1,162.3	511.5	262.7	248.8
1961	2,390	1,883.9	752.6	1,131.3	505.7	261.2	244.5
1962	2,462	1,947.6	755.8	1,191.8	514.8	269.0	245.7
1963	2,539	2,016.1	791.6	1,224.5	523.1	282.3	240.7
1964	2,649	2,120.7	838.4	1,282.3	528.0	283.0	245.1

Note: Beginning with 1959, includes data for Alaska and Hawaii.

[1]Data for specific trades are not available.

Source: Bureau of Labor Statistics, U. S. Department of Labor.

Table 39.–Hours and Gross Earnings of Construction Workers, by Type of Contractor, 1947-64

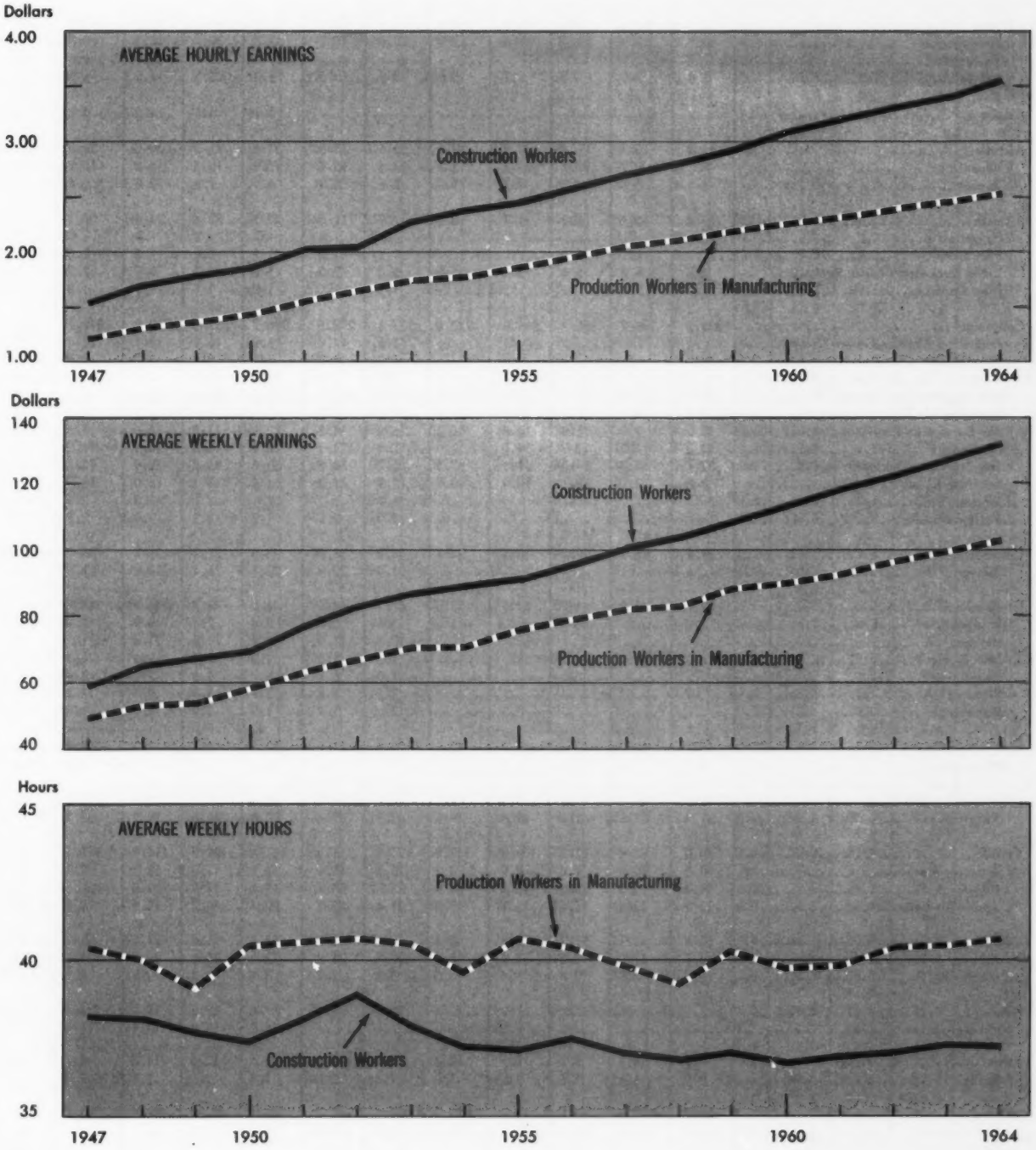
Year	All contractors	Building contractors		Heavy construction contractors		
		General building contractors	Special trades[1]	All heavy construction	Highway and street construction	Other heavy construction
	Average weekly earnings					
1947	$58.87	$55.54	$63.74	$55.20	.....	.....
1948	65.27	61.86	69.48	63.24	.....	.....
1949	67.56	64.17	70.99	66.59	.....	.....
1950	69.68	65.81	73.00	69.54	.....	.....
1951	76.96	71.76	81.92	76.89	.....	.....
1952	82.86	79.34	86.26	82.60	.....	.....
1953	86.41	83.69	88.93	85.24	.....	.....
1954	88.91	85.54	91.62	87.85	.....	.....
1955	90.90	86.40	94.69	90.09	.....	.....
1956	96.38	90.86	100.64	96.12	.....	.....
1957	100.27	94.78	105.41	99.35	.....	.....
1958	103.78	96.92	108.00	105.56	$99.87	$110.80
1959	108.41	100.32	113.62	109.34	105.06	114.05
1960	113.04	103.72	118.11	115.30	110.00	120.50
1961	118.08	108.83	123.44	120.09	113.81	127.12
1962	122.47	112.50	128.50	122.31	118.37	126.48
1963	127.19	117.36	133.59	128.03	125.16	131.14
1964	132.06	122.06	138.34	132.02	128.65	135.74
	Average weekly hours					
1947	38.2	37.0	38.7	40.0	.....	.....
1948	38.1	36.8	38.3	40.8	.....	.....
1949	37.7	36.4	37.5	40.9	.....	.....
1950	37.4	36.1	37.0	41.0	.....	.....
1951	38.1	36.8	38.1	40.9	.....	.....
1952	38.9	38.7	38.0	41.3	.....	.....
1953	37.9	37.7	36.9	40.4	.....	.....
1954	37.2	36.4	36.5	40.3	.....	.....
1955	37.1	36.0	36.7	40.4	.....	.....
1956	37.5	36.2	37.0	40.9	.....	.....
1957	37.0	35.9	36.6	39.9	.....	.....
1958	36.8	35.5	36.0	40.6	41.1	40.0
1959	37.0	35.7	36.3	40.8	41.2	40.3
1960	36.7	35.4	35.9	40.6	41.2	39.9
1961	36.9	35.8	36.2	40.3	40.5	40.1
1962	37.0	35.6	36.3	40.5	41.1	39.9
1963	37.3	36.0	36.5	41.3	42.0	40.6
1964	37.2	35.9	36.5	41.0	41.5	40.4
	Average hourly earnings					
1947	$1.54	$1.50	$1.65	$1.38	.....	.....
1948	1.71	1.68	1.81	1.55	.....	.....
1949	1.79	1.76	1.89	1.63	.....	.....
1950	1.86	1.82	1.97	1.70	.....	.....
1951	2.02	1.95	2.15	1.88	.....	.....
1952	2.13	2.05	2.27	2.00	.....	.....
1953	2.28	2.22	2.41	2.11	.....	.....
1954	2.39	2.35	2.51	2.18	.....	.....
1955	2.45	2.40	2.58	2.23	.....	.....
1956	2.57	2.51	2.72	2.35	.....	.....
1957	2.71	2.64	2.88	2.49	.....	.....
1958	2.82	2.73	3.00	2.60	$2.43	$2.77
1959	2.93	2.81	3.13	2.68	2.55	2.83
1960	3.08	2.93	3.29	2.84	2.67	3.02
1961	3.20	3.04	3.41	2.98	2.81	3.17
1962	3.31	3.16	3.54	3.02	2.88	3.17
1963	3.41	3.26	3.66	3.10	2.98	3.23
1964	3.55	3.40	3.79	3.22	3.10	3.36

[1]Data for specific trades are not available.

Note: Beginning with 1959, includes data for Alaska and Hawaii.

Source: Bureau of Labor Statistics, U.S. Department of Labor.

Hours and Earnings in Contract Construction and Manufacturing, 1947-1964



SOURCE: U.S. Department of Labor, Bureau of Labor Statistics.

Table 40.–Contract Construction Employment, by State and Selected Area*, 1953-64

[In thousands]

State and area	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964
Alabama	32.5	31.1	33.8	40.1	44.6	41.7	42.9	43.2	41.0	40.6	42.9	48.1
Birmingham	10.7	9.9	10.5	11.8	11.8	10.8	11.1	12.5	10.9	10.3	10.5	11.3
Huntsville	.....	.....	.....	.....	.....	.....	.....	.....	2.9	3.6	4.5	5.1
Mobile[1]	5.0	3.8	5.0	6.2	5.6	5.0	5.3	5.0	4.2	4.5	5.9	6.6
Alaska	.....	.....	.....	.....	.....	.....	.....	5.9	4.1	4.0	4.2	5.6
Arizona	17.6	18.1	19.4	20.9	23.3	26.6	28.8	31.6	31.3	30.9	28.3	28.0
Phoenix	8.7	9.2	10.2	10.7	12.4	14.4	16.5	17.6	16.4	15.5	16.2	16.6
Tucson	4.1	3.8	4.3	4.7	5.4	5.6	6.9	6.9	7.8	9.8	6.5	6.0
Arkansas	19.2	15.1	16.2	15.7	18.8	17.9	18.5	20.3	22.4	24.6	27.1	26.9
Fayetteville	.....	.....	.....	.....	.....	.6	.8	.7	.8	.8	1.0	1.0
Fort Smith[1]	.....	.....	.....	.....	.....	1.1	1.0	1.2	1.4	1.5	2.5	2.5
Little Rock-North Little Rock	4.8	4.8	5.6	5.2	5.0	5.8	5.3	5.8	5.7	5.9	7.2	7.3
Pine Bluff	.....	.....	.....	.....	.....	1.3	1.0	1.0	1.1	1.2	1.3	1.2
California[2]	255.3	246.9	266.2	281.8	273.0	277.1	298.5	286.7	287.2	299.5	319.7	338.2
Anaheim-Santa Ana-Garden Grove[2]	.....	.....	.....	.....	.....	12.8	14.8	16.0	16.3	19.1	22.4	25.0
Bakersfield[2]	.....	.....	.....	.....	.....	4.0	4.2	4.1	4.1	3.9	3.8	3.8
Fresno[2]	.....	.....	.....	.....	.....	4.5	5.2	5.3	5.5	4.9	5.1	5.3
Los Angeles-Long Beach[1, 2]	119.5	117.5	126.3	132.9	124.2	107.8	113.2	109.6	106.6	113.2	119.6	128.5
Sacramento[1, 2]	7.7	8.3	8.8	8.8	8.6	11.2	13.9	13.1	12.7	12.0	14.4	14.7
San Bernardino-Riverside-Ontario[2]	10.0	9.5	11.3	12.6	15.7	16.0	14.3	12.9	13.0	15.0	16.5	17.0
San Diego[2]	14.3	11.8	12.9	13.7	14.9	17.8	21.5	18.8	15.8	16.0	14.9	15.3
San Francisco-Oakland[1, 2]	57.7	56.3	59.0	61.9	57.5	55.3	58.5	56.5	55.2	58.0	63.5	64.9
San Jose[2]	8.3	9.0	10.1	10.9	10.9	12.9	15.3	14.6	15.3	16.0	18.0	19.2
Stockton[2]	.....	.....	.....	.....	.....	3.0	3.2	2.9	3.2	3.3	3.5	3.7
Vallejo-Napa[2]	.....	.....	.....	.....	.....	2.0	2.0	1.9	2.2	2.1	2.3	2.4
Colorado	27.1	25.7	28.0	30.4	34.1	34.0	33.7	33.5	37.3	35.8	36.9	37.8
Denver	.....	.....	.....	.....	.....	21.0	22.6	22.8	26.4	24.8	23.5	22.8
Connecticut[3]	39.9	41.3	44.9	50.6	53.0	47.1	44.6	44.6	43.7	44.9	45.7	48.3
Bridgeport[1, 3]	.....	.....	.....	.....	.....	5.6	5.2	5.4	5.1	4.9	5.1	5.6
Hartford[1, 3]	.....	.....	.....	.....	.....	10.3	11.0	11.3	11.1	11.4	11.9	11.6
New Britain[3]	.....	.....	.....	.....	.....	1.3	1.3	1.3	1.3	1.3	1.4	1.5
New Haven[3]	.....	.....	.....	.....	.....	7.0	6.8	6.7	6.8	7.2	7.8	8.2
Stamford[1, 3]	.....	.....	.....	.....	.....	3.5	3.8	3.9	3.9	3.6	3.3	3.5
Waterbury[3]	.....	.....	.....	.....	.....	2.0	1.9	1.9	1.9	1.9	1.9	2.1
Delaware	10.3	10.2	12.4	18.0	12.1	11.5	11.9	10.5	11.1	11.2	12.0	12.4
Wilmington	8.5	8.8	10.6	16.3	10.2	9.7	9.6	8.9	9.5	9.1	9.6	9.9
District of Columbia	18.2	16.9	17.0	17.1	17.5	19.6	21.8	20.8	22.0	23.3	24.4	25.4
Washington	37.4	37.6	42.0	42.6	39.8	42.7	50.4	50.0	51.5	58.3	62.2	64.2
Florida	80.8	83.8	97.3	109.0	119.8	124.8	131.5	121.8	109.8	110.1	117.5	127.6
Jacksonville	8.3	10.0	9.4	9.9	10.2	10.7	12.0	12.1	11.3	10.3	9.9	10.7
Miami	19.3	21.5	25.3	25.4	26.9	28.0	26.7	23.3	21.9	20.6	20.5	20.5
Tampa-St. Petersburg	12.1	12.8	14.6	16.7	19.8	21.4	23.2	20.4	18.2	18.5	18.2	18.6
Georgia	50.1	47.1	51.2	53.3	50.6	52.6	56.8	55.3	51.9	57.5	63.2	65.5
Atlanta[1]	15.2	16.0	18.5	18.9	18.2	20.1	21.8	22.1	20.4	22.5	26.1	29.3
Savannah	4.4	3.0	3.3	3.5	3.5	3.9	3.9	3.1	2.3	2.8	2.7	2.8
Hawaii	.....	.....	.....	.....	.....	12.7	15.1	17.6	17.2	15.1	15.1	16.2
Honolulu	.....	.....	.....	.....	.....	.....	.....	16.0	15.2	13.1	12.9	13.6
Idaho	8.7	8.3	8.7	9.7	10.4	11.0	10.0	9.6	10.4	11.5	8.7	8.7
Boise	2.0	1.6	1.6	1.9	1.8	1.8	2.0	1.8	2.1	2.1	2.0	2.0
Illinois	161.8	157.2	160.3	172.2	174.3	168.5	167.7	166.4	161.6	153.4	150.6	152.4
Chicago	102.6	100.0	105.8	115.4	115.0	112.4	110.9	111.5	109.6	103.7	98.7	97.9
Davenport-Rock Island-Moline[3]	.....	.....	.....	.....	.....	.....	.....	.....	.....	5.2	5.6	5.8
Peoria[3]	.....	.....	.....	.....	.....	.....	.....	5.6	5.9	6.0	5.9	6.7
Rockford[3]	.....	.....	.....	.....	.....	.....	.....	3.9	3.9	3.8	3.9	3.9

See footnotes at end of table.

Table 40.–Contract Construction Employment, by State and Selected Area*, 1953-64–Con.

[In thousands]

State and area	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964
Indiana	59.9	55.0	64.3	70.7	68.2	65.4	60.6	63.9	60.0	57.2	60.8	67.5
Evansville[1]	3.0	3.5	3.5	3.0	2.8	2.8	2.8	2.8	2.6	2.6	3.1	3.9
Fort Wayne	3.5	3.2	3.7	4.1	3.9	3.9	3.9	4.3	4.0	4.0	4.3	4.5
Gary-Hammond-East Chicago	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	7.9	11.5
Indianapolis[1]	12.0	11.8	12.3	14.2	13.8	12.9	13.0	13.3	14.1	13.0	14.3	14.2
South Bend[1]	3.3	3.0	3.6	3.3	3.2	2.8	3.0	2.9	2.7	2.7	3.0	3.0
Terre Haute	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.8	1.6
Iowa	30.8	31.8	32.7	37.3	35.6	34.4	37.2	36.6	34.2	32.1	33.7	36.0
Cedar Rapids	.....	.....	.....	.....	.....	2.2	2.3	2.5	2.3	2.1	2.1	2.2
Des Moines	4.2	5.1	4.8	4.8	4.8	4.9	5.5	5.2	4.6	4.0	4.3	4.4
Kansas	34.1	35.3	37.5	37.2	32.9	35.9	36.4	33.9	35.5	36.6	33.6	30.8
Topeka	.....	.....	.....	.....	.....	4.2	3.4	2.9	3.3	2.9	2.9	2.9
Wichita[1]	.....	.....	.....	.....	.....	6.8	6.6	5.6	5.3	5.4	5.8	5.2
Kentucky	51.2	38.4	35.7	36.1	35.3	34.0	37.5	35.9	36.0	40.5	42.9	43.8
Louisville	.....	.....	.....	.....	.....	12.5	13.7	12.7	12.4	13.0	13.2	13.0
Louisiana	57.1	52.1	49.6	57.6	67.4	64.3	59.6	54.9	52.2	53.3	55.8	67.0
Baton Rouge	.....	5.6	5.2	7.1	9.8	8.7	7.9	7.2	6.4	6.8	6.7	7.4
New Orleans[1]	20.1	20.6	16.8	19.1	19.4	19.6	18.6	17.5	16.9	18.1	19.1	23.1
Shreveport	.....	.....	.....	.....	.....	6.6	6.7	5.8	6.0	5.7	5.4	5.8
Maine	11.9	14.0	13.5	13.0	13.0	12.9	14.0	13.6	13.3	13.1	12.5	13.0
Lewiston-Auburn	.....	.....	.....	.....	.....	1.0	1.0	1.1	1.1	1.2	1.0	1.1
Portland[1]	3.3	3.5	3.7	3.8	3.4	3.1	3.1	2.9	2.9	3.0	3.1	3.3
Maryland	59.0	57.5	64.6	69.7	65.6	59.1	62.5	61.4	61.3	67.1	69.9	76.5
Baltimore	40.1	38.2	41.6	46.3	42.9	36.5	36.5	35.7	34.5	37.4	37.4	39.0
Massachusetts	70.7	71.0	77.4	82.2	82.4	75.6	78.8	78.2	77.7	79.7	81.4	85.5
Boston	42.0	40.8	43.7	46.8	47.4	45.5	47.6	46.8	45.5	47.2	48.4	51.8
New Bedford	1.3	1.5	1.6	1.5	1.4	1.3	1.4	1.5	1.6	1.6	1.5	1.5
Springfield-Chicopee-Holyoke[2]	4.8	5.9	6.9	7.6	6.9	6.3	6.3	5.6	5.7	5.6	5.3	6.4
Worcester	4.0	4.0	4.5	4.6	4.5	3.9	4.0	4.1	4.3	4.2	4.2	4.6
Michigan[2, 4]	106.3	117.6	117.5	119.4	109.5	93.9	96.3	97.2	91.2	88.0	93.5	101.4
Ann Arbor	.....	.....	.....	.....	.....	.....	.....	.....	.....	2.1	2.0	2.3
Detroit[2]	.....	.....	.....	.....	.....	47.3	49.1	47.8	44.3	41.6	46.7	50.4
Flint	.....	.....	.....	.....	.....	3.7	3.7	3.5	3.7	4.0	3.8	4.5
Grand Rapids	.....	.....	.....	.....	.....	6.3	6.8	7.6	7.8	7.7	7.6	7.6
Lansing[5]	.....	.....	.....	.....	.....	4.1	4.0	4.0	4.1	3.7	4.0	3.9
Muskegon-Muskegon Heights[5]	.....	.....	.....	.....	.....	1.4	1.5	1.4	1.3	1.2	1.2	1.3
Saginaw[5]	.....	.....	.....	.....	.....	2.5	2.5	2.6	2.7	2.5	2.6	2.7
Minnesota	47.5	51.5	57.6	56.8	54.3	52.6	55.4	55.4	53.0	53.6	52.9	54.3
Duluth-Superior[1]	2.4	2.3	2.3	2.8	2.9	2.5	2.6	2.8	2.4	2.3	2.2	2.1
Minneapolis-St. Paul[1]	24.2	25.0	26.8	27.1	27.0	28.9	31.7	31.6	30.0	31.9	32.2	32.2
Mississippi	19.1	16.0	17.6	16.5	17.8	22.9	23.8	22.5	23.6	23.1	25.1	26.5
Jackson[1]	.....	.....	4.7	4.0	4.0	4.9	5.0	4.9	4.5	4.4	4.4	5.0
Missouri	55.7	62.4	68.4	67.9	63.3	62.4	66.6	64.0	64.1	65.0	68.2	71.6
Kansas City[1]	.....	.....	.....	.....	.....	22.8	23.7	20.7	22.1	22.1	23.2	22.2
St. Louis[1]	.....	.....	.....	.....	.....	33.6	34.9	35.6	34.3	34.8	37.1	41.3
Montana	9.5	10.6	10.4	11.7	10.8	10.9	11.6	11.0	11.3	12.6	12.3	10.7
Billings	.....	.....	.....	.....	.....	1.5	1.9	1.7	1.5	1.3	1.6	1.9
Great Falls	1.3	1.5	1.5	1.7	1.8	1.8	2.0	2.1	3.1	3.2	2.5	1.9
Nebraska	19.0	21.1	21.4	20.4	18.9	19.8	21.8	24.4	24.6	24.0	24.7	22.9
Omaha[3]	7.6	8.2	7.8	8.0	7.9	9.1	9.5	10.6	10.5	10.8	10.3	9.2
Nevada	8.0	8.8	9.1	7.4	7.3	6.2	7.3	7.8	8.6	12.3	15.9	14.2
Reno	1.6	2.1	2.3	2.2	2.6	2.6	2.7	2.8	2.9	3.8	4.4	4.8

See footnotes at end of table.

Table 40.–Contract Construction Employment, by State and Selected Area*, 1953-64–Con.

[In thousands]

State and area	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964
New Hampshire	6.9	8.6	10.2	9.4	9.4	9.0	9.1	9.8	9.6	9.8	9.5	9.9
Manchester	.....	.....	.....	.....	.....	2.0	2.1	2.3	2.2	2.3	2.1	2.2
New Jersey	90.3	93.6	98.7	100.7	96.2	88.6	95.7	98.1	99.4	100.7	100.2	105.2
Atlantic City	.....	.....	.....	.....	.....	.....	.....	.....	.....	3.1	3.3	3.7
Jersey City[6]	.....	.....	.....	.....	.....	6.1	5.5	5.7	5.7	5.7	5.7	6.1
Newark[6]	.....	.....	.....	.....	.....	26.4	27.2	28.2	29.3	29.3	27.7	29.5
Paterson-Clifton-Passaic[6]	.....	.....	.....	.....	.....	19.8	20.8	20.0	20.8	21.4	20.4	21.4
Perth Amboy[6]	6.7	6.9	8.0	9.3	8.6	8.0	8.8	9.1	9.6	9.9	9.3	9.9
Trenton	.....	4.4	4.2	4.4	4.5	4.3	5.2	5.8	5.1	4.1	4.1	4.8
New Mexico	14.3	13.8	14.7	15.6	17.7	20.8	22.0	18.8	17.1	17.2	18.2	19.5
Albuquerque	4.9	4.7	5.0	4.9	4.8	6.6	8.4	7.2	6.1	6.4	7.2	8.1
New York	222.5	236.8	246.2	257.9	258.4	253.2	261.9	261.8	255.3	270.6	266.2	265.3
Albany-Schenectady-Troy	.....	.....	.....	.....	.....	8.0	7.6	7.7	7.6	8.0	8.2	9.3
Binghamton	.....	.....	.....	.....	.....	3.5	3.4	3.6	3.6	3.6	3.5	3.4
Buffalo	.....	.....	.....	.....	.....	22.5	25.6	25.7	20.0	17.2	16.8	17.8
Nassau and Suffolk Counties[7]	26.1	28.3	30.7	31.0	31.3	32.6	35.0	34.9	35.4	39.0	37.1	37.6
New York City[7]	97.9	103.9	106.6	110.8	109.1	114.5	121.2	125.3	124.6	137.3	135.5	126.1
New York-Northeastern New Jersey	199.0	211.4	224.3	230.8	225.7	225.7	236.7	240.7	242.3	260.2	252.9	248.6
New York, SMSA[6]	.....	.....	.....	.....	.....	165.5	174.4	177.7	176.9	193.9	189.8	181.2
Rochester	.....	.....	.....	.....	.....	10.4	10.6	11.0	10.9	11.1	11.2	12.1
Syracuse	.....	.....	.....	.....	.....	7.7	7.6	7.5	7.6	8.5	8.9	9.0
Utica-Rome	.....	.....	.....	.....	.....	3.7	3.5	3.2	3.0	2.8	2.8	2.6
Westchester County[7]	14.0	15.6	17.9	17.6	17.6	16.3	16.3	15.8	15.3	15.8	15.1	15.0
North Carolina	52.0	48.8	53.5	57.2	55.7	58.6	65.1	65.2	66.6	68.2	71.8	75.4
Charlotte[1]	4.9	5.5	6.6	7.0	6.8	7.1	7.8	8.5	8.1	7.8	8.0	9.4
Greensboro-High Point	.....	.....	.....	.....	.....	.....	.....	.....	6.4	6.5	6.0	6.2
North Dakota	8.6	10.5	8.4	9.6	10.4	10.3	11.4	9.9	9.7	11.3	10.5	11.4
Fargo-Moorhead[1]	.....	.....	.....	.....	.....	2.2	2.1	2.0	2.3	2.0	2.2	2.3
Ohio	157.1	174.0	173.4	174.7	173.8	154.9	153.5	144.9	135.4	131.4	130.5	134.3
Akron[1]	.....	.....	.....	.....	.....	7.0	6.9	6.1	5.7	6.1	5.6	6.6
Canton	.....	.....	.....	.....	.....	4.5	4.3	4.4	4.0	3.7	3.7	3.6
Cincinnati[1]	.....	.....	.....	.....	.....	19.3	20.1	19.2	17.4	17.1	17.0	18.4
Cleveland[1]	.....	.....	.....	.....	.....	34.6	33.8	32.9	30.7	30.0	28.7	31.8
Columbus[1]	.....	.....	.....	.....	.....	13.9	14.4	12.5	12.1	12.8	13.8	14.7
Dayton[1]	.....	.....	.....	.....	.....	9.4	10.9	9.9	9.3	9.1	9.5	10.5
Toledo[1]	.....	.....	.....	.....	.....	8.6	7.5	7.3	6.9	6.5	6.3	7.4
Youngstown-Warren	.....	.....	.....	.....	.....	7.7	8.0	9.6	8.6	6.5	6.2	6.5
Oklahoma	31.4	29.1	30.9	29.9	30.7	31.7	34.8	34.4	33.7	34.7	36.7	35.8
Oklahoma City[1]	9.0	9.2	10.4	10.1	9.2	10.0	12.6	12.0	11.2	11.9	13.6	14.0
Tulsa[1]	7.8	7.8	8.5	8.5	7.9	7.9	8.5	8.5	7.7	8.0	8.3	8.9
Oregon	24.0	22.6	22.6	24.8	23.1	23.9	25.6	26.1	24.5	26.1	29.2	31.1
Portland	13.2	12.6	13.3	14.5	13.5	13.4	14.7	14.8	12.8	13.9	14.6	15.2
Pennsylvania	180.8	171.5	178.7	181.4	174.3	166.8	168.7	157.4	147.7	151.9	149.1	156.6
Allentown-Bethlehem-Easton	.....	.....	9.2	9.1	8.4	7.3	7.4	7.3	6.7	6.4	6.3	6.9
Altoona	.....	.....	.....	.....	.....	.....	.....	1.2	1.1	1.2	1.2	1.3
Erie	.....	.....	.....	.....	.....	2.7	2.6	2.2	2.3	2.2	2.3	2.3
Harrisburgh	6.3	6.6	7.0	6.8	6.8	7.9	8.1	7.8	6.4	5.9	6.0	6.9
Johnstown	.....	.....	.....	.....	.....	.....	.....	1.9	1.9	1.9	2.1	2.0
Lancaster	.....	.....	.....	.....	.....	4.4	4.9	4.7	4.7	4.7	4.8	5.2
Philadelphia	79.4	79.3	79.7	79.9	78.7	72.0	72.0	68.7	65.2	67.1	65.9	69.9
Pittsburgh	40.1	36.1	40.6	41.2	41.4	40.2	40.0	38.2	35.0	32.8	31.9	33.4
Reading	.....	.....	.....	.....	.....	3.9	4.0	3.7	3.8	3.6	3.8	4.1
Scranton	.....	.....	.....	.....	.....	1.9	2.0	1.9	1.7	1.6	1.8	1.9
Wilkes-Barre-Hazleton	.....	.....	.....	.....	.....	3.5	3.5	3.4	3.4	3.8	3.7	3.8
York	.....	.....	.....	.....	.....	4.8	5.0	4.9	4.8	4.9	4.8	5.3
Rhode Island	12.4	12.4	12.8	12.9	12.4	11.5	11.6	11.9	12.0	12.3	12.7	14.2
Providence-Pawtucket-Warwick	12.7	12.7	13.1	13.2	12.6	11.8	11.9	12.2	12.3	12.6	13.0	14.6

See footnotes at end of table.

Table 40.–Contract Construction Employment, by State and Selected Area*, 1953-64–Con.

[In thousands]

State and area	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964
South Carolina	50.0	36.5	29.5	28.1	26.5	31.4	33.7	34.6	33.7	35.1	35.8	36.7
Charleston[1]	4.0	3.3	3.3	3.4	3.4	3.9	4.7	4.1	3.7	4.0	4.6	4.8
Columbia	.....	.....	.....	.....	.....	4.2	4.5	4.6	5.6	5.5	5.3	5.3
Greenville[1]	.....	.....	.....	.....	.....	4.3	5.9	5.7	6.3	6.3	5.5	6.2
South Dakota	9.2	9.7	9.6	10.3	8.7	8.8	10.2	11.4	13.2	14.2	10.5	10.4
Sioux Falls	.....	.....	1.9	1.7	1.6	1.6	1.8	1.8	2.0	1.6	1.5	2.0
Tennessee	52.2	53.1	46.6	44.4	42.6	40.7	45.9	46.8	47.7	49.5	52.2	54.6
Chattanooga	5.0	4.3	4.4	3.4	3.3	3.0	3.3	3.2	3.1	3.1	3.0	4.1
Knoxville	10.8	14.6	10.0	6.7	6.2	5.0	6.6	6.5	5.8	5.3	5.6	5.4
Memphis[1]	10.0	10.0	10.4	9.4	9.6	11.0	10.4	10.1	10.1	10.4	11.6	12.1
Nashville[1]	.....	7.0	6.9	6.8	6.5	6.7	7.1	7.1	8.0	8.7	9.2	11.0
Texas	163.0	147.0	159.1	163.1	164.3	158.8	165.5	161.1	164.7	168.7	172.0	179.6
Dallas	.....	.....	.....	.....	.....	22.1	24.8	24.1	23.1	26.3	29.7	29.7
San Antonio[1]	.....	.....	.....	.....	.....	.....	.....	11.6	11.3	11.5	11.2	11.7
Utah	11.2	11.4	14.3	15.6	14.8	14.9	15.7	14.9	15.5	17.8	17.5	16.9
Salt Lake City	6.3	6.8	8.4	8.7	7.9	8.2	8.8	8.4	8.4	9.6	10.6	10.4
Vermont	4.1	4.3	4.4	4.7	5.3	6.1	6.1	6.0	5.6	5.5	5.4	5.6
Virginia	60.0	56.0	61.3	67.8	67.2	64.4	67.3	66.8	70.3	75.0	82.1	86.8
Newport News-Hampton	.....	.....	.....	.....	.....	.....	.....	3.9	3.9	4.2	4.5	5.2
Norfolk-Portsmouth	11.0	10.0	9.3	9.3	10.7	10.9	11.6	10.8	11.7	12.3	12.4	13.2
Richmond[1]	10.6	9.6	10.7	11.6	12.3	11.6	11.5	11.2	10.5	11.4	13.2	13.8
Roanoke	.....	.....	.....	.....	.....	.....	.....	3.7	3.8	4.2	4.2	4.6
Washington	47.2	49.1	47.1	45.7	45.0	44.0	45.9	44.6	45.6	44.7	43.2	40.9
Seattle-Everett[1]	12.7	12.7	14.7	15.0	15.5	15.3	18.8	17.4	18.2	20.4	20.1	18.3
Spokane	4.0	4.3	4.3	5.2	4.7	4.3	4.7	4.5	3.9	3.4	3.5	3.0
Tacoma	4.4	3.6	4.0	4.2	4.3	3.9	4.5	3.9	3.6	4.0	4.2	3.8
West Virginia	21.6	18.8	19.3	22.9	28.0	20.1	20.0	18.4	18.8	17.8	18.4	20.3
Charleston	.....	.....	.....	.....	.....	3.0	3.1	3.0	3.4	4.1	3.2	3.0
Huntington-Ashland	.....	.....	.....	.....	.....	3.3	3.4	2.9	3.3	3.4	3.8	4.1
Wheeling	.....	.....	.....	.....	.....	3.4	2.5	2.3	2.5	2.7	2.9	2.9
Wisconsin	52.3	51.0	56.9	58.1	55.1	52.0	53.4	56.0	55.7	53.6	55.0	57.5
Green Bay	.....	.....	.....	.....	.....	.....	.....	1.7	1.7	1.9	2.2	2.1
Kenosha	.....	.....	.....	.....	.....	.....	.....	1.4	1.2	1.2	1.3	1.3
La Crosse	.....	.....	.....	.....	.....	.....	.....	.8	.9	.9	.9	1.1
Madison	.....	.....	.....	.....	.....	.....	.....	4.4	4.4	4.9	5.0	5.4
Milwaukee[1]	.....	.....	.....	23.3	22.1	20.5	21.3	21.4	20.9	18.9	19.0	20.7
Racine	.....	.....	.....	2.0	1.8	1.7	1.8	1.6	1.8	1.6	1.7	1.8
Wyoming	6.2	6.2	6.3	6.9	7.3	8.0	9.6	10.9	9.6	8.9	9.7	9.6
Casper	1.1	1.3	1.1	1.4	1.6	1.4	1.5	1.5	1.5	1.4	1.4	1.4
Cheyenne	.....	.....	.....	.....	.....	1.5	3.0	3.9	2.3	1.5	3.4	2.6

[1]Data not necessarily comparable subsequent to the years listed below:

Area	Year	Area	Year	Area	Year	Area	Year
Akron, Ohio	1963	Evansville, Ind.	1962	Memphis, Tenn.	1962	St. Louis, Mo.	1962
Atlanta, Ga.	1955	Fargo-Moorhead, N.D.	1960	Milwaukee, Wis.	1962	San Antonio, Tex.	1963
Bridgeport, Conn.	1958	Fort Smith, Ark.	1962	Minneapolis-St. Paul, Minn.	1957	San Francisco-Oakland, Calif.	1957
Charleston, S.C.	1962	Greenville, S.C.	1962	Mobile, Ala.	1962	Seattle-Everett, Wash.	1958
Charlotte, N.C.	1963	Hartford, Conn.	1958	Nashville, Tenn.	1962	South Bend, Ind.	1962
Cincinnati, Ohio	1963	Indianapolis, Ind.	1962	New Orleans, La.	1963	Stamford, Conn.	1958
Cleveland, Ohio	1963	Jackson, Miss.	1960	Oklahoma City, Okla.	1957	Toledo, Ohio	1963
Columbus, Ohio	1963	Kansas City, Mo.	1961	Portland, Maine	1957	Tulsa, Okla.	1957
Dayton, Ohio	1963	Los Angeles- Long Beach, Calif.	1957	Richmond, Va.	1962	Wichita, Kans.	1962
Duluth-Superior, Minn.	1959			Sacramento, Calif.	1957		

[2]Data adjusted to 1963 benchmark levels. [3]Includes a small number of employees engaged in mining. [4]Data not necessarily comparable prior to 1958 due to adoption of the 1957 Standard Industrial Classification System and/or introduction of improved benchmark data. [5]Data adjusted to 1962 benchmark levels. [6]Area included in New York-Northeastern New Jersey Standard Consolidated Area. [7]Subarea of New York Standard Metropolitan Statistical Area. *For definitions, see Department of Labor Bulletin No. 1370-2. Source: Bureau of Labor Statistics, U.S. Department of Labor.

APPENDIX A.—CONCEPT AND TYPES OF CONSTRUCTION ACTIVITY

The following definitions describe terms used in measuring construction activity.[1] As far as possible, basic data are collected and processed to provide activity measures which come close to the defined concepts. However, as in other areas of economic statistics, there are instances where the source data do not lend themselves to the development of statistics which accord with the prescribed definitions. For example, the installation of special purpose equipment is not considered to be construction; nevertheless, the value of this kind of work is sometimes inextricably bound with the activity source data. Although troublesome, these deviations are unlikely to alter markedly the trends portrayed by annual construction activity statistics.

Components of Construction

Construction covers the erection, maintenance, and repair (including replacement of integral parts) of immobile structures, together with service facilities which when installed become integral parts of structures and are essential to their use for any general purpose.

Construction includes:

- Buildings
- Dams and silos
- Highways and roadways
- Water and signal towers
- Electric light, and power transmission and distribution lines
- Telephone and telegraph lines
- Radio, television, and radar towers
- Water supply lines
- Sewers and similar work built into or affixed to the land
- Structural additions and alterations
- Service facilities including:
  - Plumbing
  - Heating
  - Central airconditioning
  - Lighting equipment
  - Elevators and escalators
- Processing equipment when largely fabricated on site including:
  - Towers, vats, and related piping at chemical plants
  - Blast furnaces at steel plants
- Installation of equipment when structural changes are required (if the equipment is excluded the structural changes are still included)
- Structural changes to effect change in use (e.g. partitions converting loft building space to office use)

Construction does not include:

- Mobile structures, for example
  - Trailer houses
  - Trailer offices
  - Floating drydocks and ships
- Special purpose equipment including:
  - Steam tables in restaurants
  - Pews in churches
  - Lockers in school buildings
  - Printing presses
  - Stamping machines
  - Refrigerators and dishwashers
- Demolition of a structure if not part of a construction contract
- Oil and gas well drilling
- Digging and shoring of mines
- Farming operations including:
  - Plowing
  - Terracing
  - Digging of drainage ditches

Construction includes—Con.:

- Change in exterior walls (e.g. remodeling store front)
- Clearing and developing a site
- Demolition of a structure if part of a construction contract
- All maintenance and repair work on constructed structures and facilities

Construction is classified as (1) New construction and (2) Maintenance and repairs.[2]

New construction includes the complete, original erection of structures and essential service facilities, as well as major additions and alterations. Typical major additions and alterations are addition of a wing, story or stories, or retaining wall; conversion of space to other uses; or initial installation of building service equipment in existing structures (e.g., elevators, furnaces, or air-conditioning systems).

Maintenance and repairs covers the upkeep and restoration of existing buildings or other structures and their service facilities, including replacement of integral parts. This category includes repainting, repapering, reroofing, redredging, railroad maintenance-of-way, and street and highway patching and minor resurfacing.

Value Put in Place—The Concept

Value put in place is the value of that part of the construction installed or erected at the site during a given period. It includes:

- The cost of materials actually incorporated into the structure or otherwise consumed, regardless of when the materials were purchased or delivered to the site.
- The cost of labor actually performed.
- A proportionate share of the cost of construction equipment used.
- The contractor's profits on construction operations.
- The project owner's overhead costs.
- The cost of architectural and engineering work.
- Other miscellaneous costs chargeable to the project on the owner's books, including work done by contractors and by force-account (work done by the project owner or by workers on his own payroll).

The value of construction put in place does ***not*** include:

- Speculative profits.
- Sales costs.

[1] The technical term used most frequently in the measurement of construction activity is " value put in place."

[2] The terms improvement, modernization, or betterment cut across both types. These terms may relate to new construction which includes additions and alterations, to maintenance and repairs, or to projects that include both categories.

Land costs.
Cost of special purpose equipment designed to prepare the structure for a specific purpose (except as noted above under "Components of Construction").

Value Put in Place—The Measurement

For some types of construction, the published estimates (Appendix II) on value put in place represent the payments made by the owner of the construction project during a given period rather than the amount of construction work done during that period. For other types, where the value-put-in-place estimates are derived by the application of progress patterns to the monthly estimates of the value of work started, the estimates may not accurately reflect the total of the construction costs listed above. Usually, the value-of-work-started estimates represent the value of contracts awarded for new projects plus a proportionate allowance for the costs of architectual and engineering work and the project owner's overhead. The progress patterns being used for deriving put-in-place estimates are based largely on pre-World War II employment conditions.[3]

Specific Types of Construction

To show construction-put-in-place statistics by type of construction, a distinction is made on the basis of ownership—private or public—as of the time of construction irrespective of source of funds.

Each building, structure, or other facility is classified in terms of its own primary function, even if it is intended to serve as an auxiliary unit of a parent organization with a different function. For example, a restaurant building is classified in the restaurant category whether it is designed to be used as a commercial restaurant or as an auxiliary unit of an industrial plant or educational institution. Likewise, a sewer line is classified in the sewer system category regardless of where and in what type of construction project it is built.

When a construction project consists of a single building, structure, or other facility, it is classified in accordance with its function. When a single building or structure has a double function (e.g., a building with stores and apartments), the entire building is classified in accordance with its major or primary use. However, if a construction project consists of a complex of two or more different types of buildings, structures, or other facilities, each building, structure, or other facility is classified according to its own respective function, whenever sufficient information is available. In the absence of such a breakdown, the major function of the total complex is used.

[3]In the light of present day technology, these progress patterns may assume too long a period between the start and completion of construction. These patterns may also be affected by change orders; there is some evidence that the net effect of change orders increases the project cost on the average between 5 and 10 percent.

Private Construction

The following are the types of construction for which put-in-place estimates are developed and available.

RESIDENTIAL BUILDINGS (NONFARM)

Includes:	Excludes:
NEW HOUSING UNITS	
Single family units	Group quarters
Apartment units	Transient accommodations
Houses for permanent or seasonal occupancy	New units provided by conversion of residential or nonresidential space
Different types, including:	Mobile homes
Prefabricated units	House trailers
Shell houses	House boats
Basement (or capped houses)	
Houes built of secondhand materials	
ADDITIONS AND ALTERATIONS	
Remodeling and additions to housing units after their original completion	Normal maintenance and repair
Additional housing units in existing residential structures	
Finishing of basements or attics	
Modernization of kitchens, bathrooms, etc.	
NONHOUSEKEEPING	
Fixed residential structures other than housing units including:	
Hotels (other than apartment hotels)	
Motels	
Dormitories	
Nurses' homes	

NONRESIDENTIAL BUILDINGS (NONFARM)

INDUSTRIAL	
Production, assembly, and warehousing buildings and structures at manufacturing establishments	
Warehouses owned by and constructed for the exclusive use of one or more manufacturing establishments	
Cold storage plants	
Industrial grain elevators	
Storage silos	
Dry cleaning plants and laundries	
OFFICE BUILDINGS AND WAREHOUSES	
Buildings used primarily for rental of office space or to house banks and other financial institutions	Warehouses built by industrial companies for their own use (classified as "Industrial")
Commercial warehouses	Office buildings and warehouses built and used by public utility companies (classified under "Public utilities")
Storage buildings	
Grain elevators	
STORES, RESTAURANTS, AND GARAGES	
Buildings and structures intended for use primarily by the wholesale, retail and service trades such as:	
Shopping centers	
Department stores	
Drugstores	
Restaurants	
Public garages	
Auto service stations	

OTHER NONRESIDENTIAL BUILDINGS

Includes:	Excludes:
RELIGIOUS	
Buildings and structures intended for use primarily in religious services and functions, namely: Churches Synagogues Funeral parlors, mausoleums, crematories	
Buildings and structures intended primarily to house and train religious personnel, including: Convents and monasteries Theological seminaries	
EDUCATIONAL	
Buildings and structures used directly in the administrative and instructional activities in the following establishments: Colleges and universities Elementary and secondary schools Correspondence, commercial and trade schools	Dormitories (classified as "Residential") Gymnasium and auditorium buildings (classified as "Social and recreational")
Libraries, museums, art galleries, and laboratories not a part of a manufacturing plant	
HOSPITAL AND INSTITUTIONAL	
Buildings and structures for establishments primarily engaged in providing hospital and institutional care: General, mental, or tuberculosis hospitals Clinics, infirmaries, sanitariums Nursing homes, homes for the aged Orphanages	
SOCIAL AND RECREATIONAL	
Buildings and structures used primarily in providing social and recreational activities: Auditoriums Assembly buildings Golf and country club buildings Theaters Indoor swimming pools Bowling alleys	
MISCELLANEOUS	
Buildings and structures not elsewhere classified: Fire stations Bus and air passenger terminals and hangars Greenhouses Boathouses Animal hospitals Pounds or havens	Buildings classified as "Farm" or "Public utilities"

FARM CONSTRUCTION

Includes:	Excludes:
HOUSING	
New housing units on places classified as farms	
Additions and alterations to existing units on places classified as farms	

FARM CONSTRUCTION—Con.

Includes:	Excludes:
OTHER FARM CONSTRUCTION	
Buildings and structures other than housing units constructed on farms: Barns Storage houses Smoke houses Wells Fences	

PUBLIC UTILITIES

RAILROAD, TELEPHONE, TELEGRAPH, PETROLEUM PIPELINES, ELECTRIC LIGHT AND POWER, GAS
(production, transmission, and distribution)

Types of construction peculiar to the operation, by type of utility	
Nonresidential construction built by utility companies for their own use	

ALL OTHER PRIVATE

Nonbuilding projects not elsewhere classified, for example: Streets Dams and reservoirs (not constructed by public utility companies) Sewer and water facilities Parks and playgrounds Airfields	

Public Construction

The system of classification of Federally owned projects differs in many respects from the system of classification of State and locally owned projects, primarily because of differences in the basic source data. The following description of the classification system for public construction provides separate information for the two public ownership categories whereever the same system of classification does not apply uniformly to both.

RESIDENTIAL BUILDINGS

Includes:	Excludes:
Federally owned: New housing units constructed for the armed services under the Capehart amendment to the National Housing Act. Rehabilitation of existing family housing units originally built under the Wherry Program	Military barracks and bachelor officers' quarters (classified under "Military") Family housing for Coast Guard Personnel (classified under "Military") Housing for forest rangers and national park employees (classified under "Conservation and development")
State and locally owned: Housing units erected by local public housing authorities Family-type housing for college students and teachers Dormitory type buildings	

NONRESIDENTIAL BUILDINGS

Includes:	Excludes:
INDUSTRIAL	
Federally owned manufacturing, assembling, and processing buildings and related facilities, i.e., arsenals, ordnance works, and shipyards.	State and locally owned industrial facilities (classified as "Other nonresidential buildings")
Construction by the Atomic Energy Commission	
EDUCATIONAL	
Primary, secondary, college and university educational buildings	Federally owned educational facilities provided for Department of Defense personnel (classified as "Military")
Laboratories and science buildings	State and locally owned auxiliary facilities at school sites, including gymnasiums and field houses, when built as separate buildings (classified as "Other nonresidential buildings")
Libraries, art galleries, and museums.	Dormitories and other types of student housing (classified as "Residential buildings")
HOSPITAL AND INSTITUTIONAL	
General, mental, tuberculosis, and chronic disease hospitals	Federally owned military hospitals (classified under "Military")
Veterans' hospitals and domiciliaries	Federally owned hospitals on Indian Reservations (classified under "Other nonresidential buildings")
Clinics and infirmaries	State and locally owned auxiliary hospital facilities at hospital sites—dining halls and laundries (classified under "Other nonresidential buildings")
Child care centers, orphanages, homes for the aged and indigent	State and locally owned nurses' homes and dormitories at hospital sites (classified under "Residential buildings")
ADMINISTRATIVE AND SERVICE	
General office buildings	Federally owned Department of Defense buildings of the types enumerated; these are classified as "Military"
Custom houses, courthouses	
State capitals and city halls	
Jails and penitentiaries	
Police stations and firehouses	
OTHER NONRESIDENTIAL BUILDINGS	
Social and recreational buildings:	Airport runways, taxiways, and control towers (classified under "Public Service Enterprises")
Gymnasiums	
Auditoriums	
Assembly and athletic buildings	
Garages and service stations	
Restaurants	
Bus, truck, and air terminal buildings and hangars	
Manufacturing buildings	
Warehouses	
Other State and locally owned buildings not elsewhere classified	
Federally owned projects under the jurisdiction of the Federal agencies awarding the contract:	
National Bureau of Standards, Department of Commerce	
U.S. Soldiers Home, Department of Defense	
Indian Health Facilities, Department of Health, Education, and Welfare	

NONRESIDENTIAL BUILDINGS—Con.

Includes:	Excludes:
OTHER NONRESIDENTIAL BUILDINGS	
Bureau of Indian Affairs, Department of Interior	
Bureau of Mines, Department of Interior	
Geological Survey, Department of Interior	
Public Buildings Service, General Services Administration	
National Aeronautics and Space Administration, an independent agency	
National Science Foundation, an independent agency	

MILITARY FACILITIES

Federally owned construction activity by the Department of Defense:	Capehart housing and rehabilitation of Wherry housing for armed services use (classified under "Residential buildings")
Missile sites	Corps of Engineers—Civil Works program (classified under "Conservation and development")
Troop housing	Department of Defense industrial facilities (classified as "Industrial")
Administration and training buildings	
Warehouses	
Mess halls	
Recreation centers	
Educational facilities	
Hospitals	
Airfields	

HIGHWAYS

Streets, roads, alleys	Sidewalks, curbs, and gutters when installed by private builders as part of land devlopment
Bridges, vehicular tunnels, viaducts	
Sidewalks, curbs, and gutters	
Forest and park roads	
New and extension of old culverts	
Right-of-way drainage, erosion control, lighting, and guard rails	
Earth-work protective structures in connection with road improvements	

SEWER AND WATER SYSTEMS

SEWER

State and locally owned facilities:
- Sanitary and storm sewers
- Sewage treatment
- Disposal plants and incinerators

WATER

State and locally owned facilities
- Water transmission and distribution lines
- Water filtration and treatment plants
- Reservoirs for water supply and water wells

PUBLIC SERVICE ENTERPRISES

Dulles International Airport	Airport buildings (classified under "Other nonresidential buildings")
State and locally owned facilities:	
Electric light and power facilities	
Gas facilities	
Transit systems	
Marine and barge terminals	
Airfields	

CONSERVATION AND DEVELOPMENT

Includes:	Excludes:
Federally owned conservation and development construction on an agency basis. Agencies included are: Bureau of Reclamation Corps of Engineers—Civil Works of the Dept. of Defense Tennessee Valley Authority Bonneville Power Authority	

Includes:	Excludes:
State and locally owned projects: Flood control Harbor and channel development Dredging of rivers and harbors	

ALL OTHER PUBLIC

Includes:	Excludes:
All construction not elsewhere classified	

APPENDIX B.—SOURCES AND METHODOLOGY*

New Construction Put in Place

General Sources of Data and Estimating Methods

The procedures for computing construction value-put-in-place estimates are determined largely by the nature of the source data. Three general procedures are used:

(1) Estimating the monthly value of work started and applying *fixed* monthly progress patterns to those estimates; the annual estimates are totals of the monthly estimates reported in *Construction Reveiw.*

(2) Obtaining annual construction expenditure estimates from cooperating organizations. These figures are used for calculating the monthly distribution.

(3) Using periodic progress reports compiled from actual observations on construction projects.

The majority of the value-put-in-place estimates are developed by method (1)—the use of progress patterns applied to the monthly value of work started. This procedure involves two major steps—first, the total value of work started each month is estimated for each category of construction for which separate value-put-in-place estimates are computed; second, the total value of work started each month in each category is distributed over a series of successive months by using progress patterns. These patterns represent estimates of the average number of months required to complete all projects of a particular type, started in a particular month, and of the monthly rate at which construction is put in place during the construction period.

Most of the progress patterns now in use were developed as long as three decades ago; the patterns used for private categories were based largely on a study of the monthly man-hour input of labor on various types of projects constructed under the Federal Public Works Administration program during the middle 1930's. The patterns are out of date. However, even if they were based on recent studies, they could not reflect the effect of varying numbers of working days in each month or of special conditions influencing the volume of activity in a month, for example unusual weather, overtime, postponements, materials shortages, and work stoppages. These factors probably have larger effects on the reliability of the monthly than the annual estimates.

With one exception, the monthly estimates of the value of construction started are based on data representing the value of contracts awarded. (New private residential units started involve a different procedure, which is discussed below.) The monthly contract award values are compiled by several public and private sources:

(1) The F. W. Dodge Company compiles contract award reports for individual public and private construction projects in the 37 Eastern States (including the District of Columbia). The reported values are summarized monthly by ownership and type of construction.

(2) Various construction trade publications compile and publish contract award reports for individual construction projects owned by State and local governments in the 13 Western States. These are summarized monthly, by ownership and type of construction, by the Bureau of the Census.

(3) A number of public agencies, mostly Federal, compile monthly lists or summaries of contracts awarded for construction projects over which they have jurisdiction.

The monthly contract award totals are adjusted for level and timing to an estimated national value of construction work started, by ownership and type of construction. Some or all of the following adjustments of the level of the contract award values are made according to the nature of these contracts:

(1) to include estimates for geographical areas not covered by the award statistics;

(2) to include estimates for the cost of architectural and engineering work;

(3) to allow for undercoverage—projects for which contract award reports were not obtained, primarily small projects and force-account work.

Adjustment factors for geographical undercoverage (required only for private categories) are computed annually on the basis of the ratios of the value of building permits issued in the area covered to the U.S. total, separately for each major type of construction. The other adjustment factors, which have been unchanged for many years, are based on an analysis of the methods used to compile the contract statistics and the kinds of values being reported. The adjustment for timing involves making the assumption that the adjusted level of contract awards for a given month represents the value of work started in the following month.

Specific Sources and Procedures

Private Construction

Residential Buildings (nonfarm)

NEW HOUSING UNITS.—The value-put-in-place estimates for new private nonfarm housing units are obtained by applying progress patterns to the monthly value of new housing units started, developed from construction cost estimates. The unit number data are obtained separately from sample surveys conducted monthly by the Census Bureau (see section on Housing).

Average construction cost estimates for units started in permit-issuing areas are obtained from data on the

*This appendix is presented in six parts, and corresponds with the tabular groupings in the first section of this publication.

value of permits issued, adjusted for understatement in permit valuation and for the cost of architectural and engineering work. The current factors for adjusting the permit values were developed in 1958 from surveys involving a comparison of permit values and construction cost data reported by builders and contractors.

During the period from January 1960 to August 1962, average construction cost estimates were obtained for housing units started in non-permit areas as part of the information compiled in the monthly Housing Starts surveys conducted by the Bureau of the Census. Thereafter, in the absence of such information, estimates have been developed on the assumption that a linear relationship continues to exist between the average construction cost of housing units started in non-permit areas and the average valuation of housing units for which permits are issued and reported on a current basis.

The value of work on new housing units started each month in the permit and non-permit segments are combined and this value is then converted to value-put-in-place estimates by using a progress pattern.

ADDITIONS AND ALTERATIONS.—Beginning with 1960, value-put-in-place estimates for private nonfarm residential additions and alterations are not shown separately but are included in the totals. Estimates included for this category for the years 1960 through 1964 are unchanged and are based on the results of a Census Bureau survey whereby information was elicited direct from owners.[4]

NONHOUSEKEEPING.—The nonhousekeeping residential value-put-in-place estimates are derived by the application of progress patterns to the value of work started each month. The value-of-work-started estimates are based on F. W. Dodge Company contract award statistics for the 37 Eastern States. These monthly award statistics are adjusted for geographical undercoverage and other factors to arrive at estimates of the total value of construction work started in the 50 States.

Nonresidential Buildings

Value-put-in-place estimates are derived by applying progress patterns to estimates of the value of work started each month, separately for each of the types of construction included in this category (see Appendix I). The value of work started estimates are based on the F. W. Dodge Company contract award statistics for the 37 Eastern States. In the compilation of the estimate for "office buildings and warehouses," the two parts are dealt with separately.

Farm Construction

The annual value-put-in-place estimates for farm housing and for other farm construction are compiled by the Farm Income Branch of the Economic Research Service, U.S. Department of Agriculture. Current estimates are based chiefly on benchmark data for a 1955 sample survey of farm construction expenditures. Estimates for previous years were made by interpolation and extrapolation based in part on inferences drawn from relevant data reported in ***Current Industrial Reports*** and in part on regression analyses of selected series of farm income and construction expenditures for past benchmark years.

The monthly estimates of farm construction shown in ***Construction Review*** are prepared by the Bureau of the Census by fitting a smooth trend line to the monthly averages of the annual estimates for successive years and applying a seasonal pattern to the monthly totals indicated by the trend line. A constant seasonal pattern is used for all years beginning with 1946.

Public Utilities

For the railroad, electric light and power, gas, and petroleum pipelines categories, construction put-in-place estimates are based on annual capital expenditure reports compiled by Federal regulatory agencies or cooperating private organizations. These estimates usually are not available in final form until the second year following the reference period. The preliminary estimates published in the interim period are based on partial and preliminary data from the same sources.

The final annual capital expenditure data for the four categories are adjusted to eliminate expenditures for land, equipment, and other non-construction items. Annual factors for this adjustment are developed for each category from detailed annual reports to Federal regulatory agencies by the utility companies.

The sources of basic data for the public utility categores are as follows:

TELEPHONE.—The American Telephone and Telegraph Company reports monthly construction expenditures by Bell System companies, with estimates for indcpendent companies.

TELEGRAPH.—The Western Union Telegraph Company reports its monthly construction expenditures.

RAILROAD.—Annual and preliminary quarterly estimates are based on reports to the Interstate Commerce Commission (ICC) by all Class I railroads, (which account for approximately 96 percent of all railroad expenditures). These data are adjusted to include estimates for Class II railroads by using comparative ICC data on railroad investment in roads and equipment.

ELECTRIC LIGHT AND POWER.—Annual estimates are based on reports to the Federal Power Commission by all privately owned electric companies and on data reported to the Rural Electrification Administration by REA cooperative companies. The preliminary quarterly estimates are based on data compiled by the Edison Electric Institute.

GAS.—Annual and preliminary quarterly estimates are based on data compiled by the American Gas Association.

PETROLEUM PIPELINES.—Annual estimates are based on reports to the Interstate Commerce Commission by all petroleum pipeline companies engaged in interstate commerce. These data are adjusted to include estimates for companies engaged in intrastate commerce by using data on gross capital investment compiled by the Chase Manhattan Bank.

LOCAL TRANSIT.—Prior to 1955, the value put in place estimates for local transit were based on annual

[4]For the estimating methods in this category for years prior to 1960, see "Construction Volume and Costs 1915-1956" p. 78.

estimates compiled by the American Transit Association and published in its Transit Fact Book. The estimates for the 1955-58 period are projections based on an assumed gradual decline of expenditures from the 1954 level to zero in 1959. Beginning with 1959, separate estimates are not computed for local transit; instead construction of buildings by privately owned local transit companies is included under "Miscellaneous nonresidential buildings" and all other construction by local transit companies is included in the "All other private" category.

All Other Private

The value-put-in-place estimates for the "All other private" category are based on contract award statistics for the 37 Eastern States compiled by the F. W. Dodge Company. These award statistics are converted to value-put-in-place estimates for the 50 States in the same manner as described above for nonresidential buildings.

Public Construction

Federally Owned Projects

Most of the value-in-place estimates for Federally owned construction are based on monthly reports from Federal Bureaus and Agencies administering construction programs. Generally, these reports are consolidated summaries of all construction activity with no reference to specific types of construction. For this reason, many Federally owned construction projects are classified on an Agency basis rather than by type of construction project. For example, all construction at Army, Navy, and Air Force installations (except for work at industrial establishments and "Capehart" and "Wherry" armed services housing) is classified as "Military facilities." Similarly all construction by the Corps of Engineers—Civil Works, Tennessee Valley Authority, and the Bureau of Reclamation—is classified as "Conservation and development." All Atomic Energy Commission construction is classified as "Industrial."

For the Federal project types listed below, estimates are derived by applying progress patterns. For (1) and (2), individual project contract award values are phased out by these patterns. For (3) and (4), the sums of all monthly contract awards are used.

(1) "Capehart" and "Wherry" armed services housing, both of which are included in the "Residential" category.

(2) Navy industrial facilities, which are included in the "Industrial" category.

(3) Schools constructed on military basis by the U.S. Office of Education, which are included in the "Educational" category.

(4) Additions and alterations to Public Buildings Service projects, which are classified under "Administrative and service."

The value-put-in-place estimates for Federally owned highways are based on annual estimates prepared by the Bureau of Public Roads.

In a few instances, where Federal agencies have relatively minor construction programs, estimates are based on information presented in the Federal budget document rather than on reports from the individual agencies concerned.

State and Locally Owned Projects

The value-put-in-place estimates for most types of State and locally owned construction are obtained by applying progress patterns to estimates of the value of construction work started monthly. The F. W. Dodge Company compiles statistics on the value of contracts awarded for projects in the 37 Eastern States. Comparable data for the 13 Western States are compiled by the Census Bureau from information reported in various construction publcations.

The monthly contract award totals compiled by the F. W. Dodge Company for the 37 Eastern States and by the Census Bureau for the 13 Western States are combined and the combined totals are increased by about 17.5 percent to allow for undercoverage and architectural and engineering costs. The adjusted 50 State totals for each month are assumed to be the value of work started in the following month. The monthly start values for each type of construction are converted to activity estimates by using progress patterns.

There are two exceptions to the above procedures, as follows:

RESIDENTIAL BUILDINGS.—For the new housing units component of the State and local residential statistics, contract award data are compiled for individual construction projects from various sources. These sources include individual project reports from the F. W. Dodge Company; the Public Housing Administration; the regional offices of the Housing and Home Finance Agency; and State and local agencies responsible for construction of public housing. The information obtained from these sources includes the value of contracts awarded, the date of the start of construction, and the estimated date of completion of construction. Appropriate progress patterns are used to distribute the value of contracts awarded for each individual project into value-in-place estimates over the time period from the start to the completion of construction.

The New York City Housing Authority provides similar listings of contracts for housing projects under its jurisdiction. In addition, it provides a monthly report of the value of work done on each individual project. These progress estimates are used as one component of the value-put-in-place estimates for State and local housing.

The group housing component of the State and local residential estimates (dormitories, nurses' homes, resort hotels, and motels in State parks, etc.), is treated in the same way as described above for all other State and local construction.

HIGHWAYS.—The annual value-in-place estimates for highways are the construction component of the annual estimates, compiled by the Bureau of Public Roads, of the value of expenditures for several types of highway construction:

1. Highways constructed under the Federal-aid Interstate Programs

2. State highways constructed under the ABC[5] Federal-aid programs
3. State highways constructed entirely without Federal aid
4. Municipal highways
5. County highways

Federal-aid Highway Programs.—The Bureau of Public Roads compiles two separate series of estimates for both the Federal-aid Interstate program and the Federal-aid ABC programs: (1) monthly estimates which are intended to represent the value of work put in place and (2) estimates of annual construction expenditures. Both of these series include right-of-way.

The monthly figures do not conform in practice to the value-in-place concept, and the sum of the monthly values normally does not agree with the annual expenditure estimates. In the value-put-in-place series, the annual expenditure estimates are used as the annual totals.

The monthly value-in-place estimates are developed as follows:

The percent differences in successive years between the annual totals of the two Bureau of Public Roads series, after each is adjusted to exclude right-of-way, are plotted at the midpoint of each year and connected by a smooth curve. The percent difference applicable to each month is obtained from this smooth curve and the Bureau of Public Roads monthly series is adjusted accordingly. If the adjusted monthly values do not add to the established annual total, a final proportionate adjustment (usually very small) is made to force agreement. These final monthly "value in place" series data are processed through the Census Bureau X-9 seasonal adjustment program to obtain seasonal indexes and corresponding seasonally adjusted values.

Other Highway Programs.—The Bureau of Public Roads compiles estimates of annual capital expenditures, including right-of-way, for Federally owned highways and separately for three categories of highways constructed without Federal funds: State owned, county owned, and municipally owned. These four series of annual estimates are adjusted to exclude right-of-way expenditures and the adjusted estimates are converted to monthly estimates by applying the seasonal indexes computed from the final data for the Federal-aid ABC program.

Final annual highway expenditure estimates do not become available from the Bureau of Public Roads until 2 years after the reference year. The value-put-in-place data published in advance of the final estimates are based on projections also developed by the Bureau of Public Roads for each of the categories.

Housing

Housing Starts

A housing start is the start of construction on a new housing unit, when located in a new building intended primarily as a housekeeping residential building for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as the awarding of the construction contract. All housing units in a multifamily building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units.

Housing starts exclude:

—group quarters, for example dormitories and rooming houses
—transient accommodations, for example transient hotels, motels, and tourist camps
—mobile homes and travel trailers

The monthly housing starts series, which has been the basis of annual starts estimates since 1959, is developed as follows[6]:

(1) An estimate is made of the number of housing units for which building permits have been issued in all 12,000 permit-issuing places each month.

(2) A sample survey is made each month of the use of permits. Ratios are calculated of the number of units started to the number of units covered by permits. The ratios are then applied to the total number of units authorized by permits in the same month to provide estimates of units started each month with permit authorization.

(3) Permit authorized starts are then adjusted to include units started within permit-issuing areas but without permit authorization.

(4) Finally, an estimate of units started in areas where building permit systems do not exist, based upon current monthly surveys in 95 broad areas (counties or groups of counties), is added to the permit areas adjusted total.

Information on public housing is obtained, for the most part, from the agencies involved, including Public Housing Administration, Department of Defense, and New York City Housing Authority.

Government Mortgage Insurance Programs

Federal Housing Administration (FHA)—Data on home mortgage insuring operations of the FHA are actual counts of individual actions for proposed construction reported daily by the field offices.

(1) "Applications received" are formal applications submitted through approved lending institutions prior to the start of construction for the insurance of the mortgage on completion of the properties.

(2) "First inspection (starts)" are the initial compliance inspections made by the FHA inspectors at certain early stages of construction.

[5]Programs authorized by the Congress for Federal aid in the construction of primary, secondary, and urban highways.

[6]Estimates from 1945-58 were analytically derived and are considered to be comparable to housing starts for later years. (See *Construction Review*, June 1964.)

(3) "Mortgages insured" refers to endorsements of mortgages on home or project properties for insurance either upon completion of construction or for certain project cases, covering insurance of construction advances.

Veterans Administration (VA).—Data on the Loan Guaranty Service of the VA is arranged according to the following segments of VA loan activity:

(1) "Appraised request" is a request for determination of reasonable value submitted to the VA by a veteran, lender, builder, owner, or sponsor.

(2) "First inspection (starts)" refers to the compliance inspection made on a property under construction. This is made when excavation is completed and ready for footings and foundations or, at the discretion of the VA regional office, when the foundation is complete and ready for backfill.

(3) "Loans guaranteed" are loans made to veterans by private lenders with a VA guaranty. This guaranty provides for the payment to the holder of a guaranteed loan a percent of the outstanding balance of the loan upon the default of the primary debtor. When direct loans (loans made direct to veterans by the VA) are subsequently sold to private investors, they are also backed by the same guaranty and are counted in the total number of loans guaranteed.

Nonfarm Mortgage Recordings

Nonfarm mortgage recordings reflect the number of estimated nonfarm mortgage registrations. Estimates are based on county reports from savings and loan associations and other institutions cooperating with the Federal Home Loan Bank Board. These reports cover approximately 500 counties containing more than 50 percent of the Nation's nonfarm one-family housing units.

The recording series is limited to mortgages of $20,000 or less for nonfarm residential properties. Because of the $20,000 limit this series provides a broad picture of home financing operations. It is useful not only for gaging trends in home financing (both new and used) but also for determining the role played by various types of mortgage lenders.

Housing Vacancy Rates

A vacant housing unit is a housing unit in which there is no one living at the time of enumeration. Dilapidated vacant units were included if they were intended for occupancy as living quarters, but excluded if unfit for use and beyond repair. New units not yet occupied were enumerated as vacant if construction had proceeded to the point that all exterior windows and doors were installed and final usable floors were in place. Unoccupied units held off the market, and units recently rented or sold but not yet occupied, are considered vacant.

Housing vacancies involve both rental vacancies and home-owner unit vacancies. The rental vacancy rate is the percent relationship of the vacant units available for rent to the total rental inventory. Total vacant rental units consist of:

—renter-occupied units
—vacant units rented but not yet occupied at the time of enumeration
—vacant units available for rent

The home-owner unit vacancy rate is the percent represented by the vacant units available for sale to the total home-owner units inventory. Total home-owner units are:

—owner-occupied units
—vacant units sold and awaiting occupancy
—vacant units available for sale

Vacant units that are dilapidated, seasonal, or held off the market are excluded.

Vacant units rented or sold are those year-round vacant units in sound or deteriorating condition which have been rented or sold but into which the new renters or owners have not moved as of the day of enumeration.

The estimates in this series are developed by the Bureau of the Census. The sample survey involves 701 counties and independent cities and covers each of the 50 States and the District of Columbia. A total of approximately 42,000 housing units and other living quarters are included in each month's sample.

Mobile Homes and Travel Trailers

A mobile home is a portable structure built on a chassis and designed to be used without a permanent foundation as a year-round dwelling when connected to utilities. Mobile homes range from 29 to 60 feet in length and weigh more than 4,500 pounds. Large mobile homes are towed to their sites by trucks.

A travel trailer is a vehicular, portable structure built on a chassis, designed as a temporary dwelling for travel, recreational, and vacation uses. Travel trailers are less than 29 feet in length regardless of weight, or less than 4,500 pounds in weight regardless of length, and are towed by a standard automobile.

Data are released by the Mobile Homes Manufacturers Association from reports by manufacturers on the shipments of mobile homes and travel trailers.

Building Permits

See note on comparability on page 28.

Building permit data, compiled by the Bureau of the Census, U.S. Department of Commerce, provide the only detailed construction data available for localities and areas, as well as on a national basis.

National totals are presented for 1963 and 1964 pertaining to approximately 12,000 permit-issuing places in the United States. About 83 percent of all private housing in 1963 was constructed in these permit-issuing places. These national totals were developed by cumulating reports from approximately 3,500 of the more active permit-issuing places in the country; estimates for the other 8,500 places were prepared from a representative sample of 500 of them. Since 1954, the scope of permit area coverage has increased. In the period 1954-59, 6,600 permit-issuing places were covered; from 1959 to 1962, 10,000 were covered.

Statistics for regions, States, and selected standard metropolitan statistical areas (and providing also a national total) are limited in their coverage to 3,014 "selected permit-issuing places." This group of areas consists generally of places where permits were issued during 1959 for at least 50 new housing units; however, a lower size standard was applied to 10 States, where the selected group also includes permit areas in which permits were issued for 20 to 49 new housing units in 1959.

The number of new housing units authorized in the 3,014 selected permit-issuing places in 1964 accounted for 86.8 percent of all units authorized in all of the approximately 12,000 permit-issuing places.

In addition to the building permit data reported by building officials, this series includes:

(1) The amount of construction contracts awarded for Federal projects and for public housing (Federal, State, and local) in permit-issuing places.

(2) Projects under various Federal-aid programs, including schools and hospitals, when it has been determined by correspondence that the building official did not cover them in his report.

The series does not include the costs of:

(1) Demolishing or moving buildings.

(2) Nonbuilding construction—streets, highways, pipelines, and water and sewer systems.

(3) Land, land development, and architectural and engineering fees.

Building permit data have certain scope limitations and therefore should not be regarded as a measure of total building construction. Although it appears that practically all privately owned structures involve the taking out of a permit, many locations do not require permits for publicly owned buildings. Various studies have established the fact that permit valuation usually understates actual construction cost. This is particularly true for places where special permits are required for service facilities or equipment essential to the general use of the building—plumbing, heating, air conditioning, elevators, etc. Permit valuation is more nearly comparable with construction cost in a small number of cities in which the building commissioner reviews and may ask for revisions in the costs reported. A few cities demand that the owner state the actual cost of the building after completion. In some cases, differences in valuation practices tend to distort intercity comparisons.

The proportion of units for which permits were taken out, but never used, has been negligible in recent years—1 percent or less since 1951.

Contract Awards

Contract Awards for Public Construction

Public construction contract awards are classified on the basis of the government agency—Federal, State, and local—committing and obligating the public funds for construction purposes.

Data on Federally owned construction are compiled from reports submitted to the Bureau of the Census by the Federal agencies responsible for construction. Federal grant programs are not reflected in the Federally owned contract award figures but are included in State and local or private ownership components, as are contract awards for construction under Federally insured mortgage loan programs.

With the exception of awards data for State highway construction and new public housekeeping residential units, data on contract awards for State and local government owned projects are compiled by the Bureau of the Census from reports published by a number of private construction news services and information from Federal, State, and local agencies. The private news sources fall into two groups: (1) reports by the F. W. Dodge Corporation of awards in the 37 Eastern States and (2) reports of awards in the 13 Western States by ***Construction Daily, Daily Pacific Builder, Denver Daily Journal, Southwest Builder and Contractor, Construction News Bulletin, Pacific Builder and Engineer, Pacific Architect and Builder, Rocky Mountain Constructor, Alaska Construction News, Alaska Bulletin, Builders Report Pacific, and Northwest Construction News.***

State highway contracts are compiled by the Bureau of Public Roads, U.S. Department of Commerce, from reports submitted by each of the State highway departments and from each of the State toll road authorities.

The Bureau of the Census compiles data on the value of contracts for new non-Federal public housekeeping residential units on the basis of information from the Housing and Home Finance Agency and the New York City Housing Authority.

Coverage on public construction contract awards is practically complete, but the data have the following limitations: (1) Individual awards of less than $25,000 are excluded, as are architectural, engineering, and land purchase contracts; (2) amounts reported for cost-plus and unit-price contracts are those shown in the initial award. Additions, change orders, and revised estimates are included when the original contract award is modified, but it is improbable that all such changes are reported.

F. W. Dodge Company: Construction Contract Series

Construction contract statistics are compiled by the F. W. Dodge Company from field reports of individual project contracts in the 37 Eastern States, mainly as a byproduct of the Company's daily construction news reporting service. Most of the 11 Western States are covered by a statistical survey. Reports include all areas other than farm although coverage is generally less complete on low-cost projects in rural nonfarm areas than in urban areas.

Data include new construction, additions, and major alteration projects. No maintenance work is included. A negligible part of farm building construction is included. In general, force-account work is included only when executed with materials earmarked for specific projects at time of purchase. Both private and public projects are covered.

Costs and Wage Rates

Construction Cost Indexes

Construction value-put-in-place estimates in current dollars are converted to a constant 1957-59 dollar base by using the construction cost indexes described below. These estimates are obtained by dividing the monthly current dollar estimates for each category by the appropriate cost index value for the month.

Most of the cost indexes are compiled monthly while some are compiled quarterly, semiannually or annually. Monthly index values for the quarterly and semiannual indexes are straight line interpolations. For the annual indexes, monthly index values are estimated from a smooth curve passed through the annual values for successive years, plotted at the midpoint of each year. Most of the indexes described below are used directly as deflators for specific categories of construction. However, a few of the indexes are used only for the purpose of interpolating or projecting monthly values for those deflator indexes which are not compiled monthly.

Monthly, quarterly, and annual cost indexes are published regularly in ***Construction Review.*** These cost indexes are national averages. Since actual costs vary widely among different buildings and different regions, the indexes are not necessarily applicable to specific buildings or regions.

The source and description of each index are as follows:

DEPARTMENT OF COMMERCE COMPOSITE COST INDEX (Source: Bureau of the Census, U.S. Department of Commerce)

The composite cost indexes are weighted indexes reflecting implicit changes occurring since the 1957-59 base period in the cost of all types of construction combined. The annual indexes represent the ratio between the annual value of total new construction put in place in current dollars and the comparable annual value in 1957-59 dollars.

The monthly composite indexes shown in ***Construction Review*** represent the ratio between the seasonally adjusted value of total new construction put in place monthly in current dollars and the comparable monthly total in 1957-59 dollars.

THE AMERICAN APPRAISAL COMPANY INDEX (Source: The American Appraisal Company, Washington, D.C.)

This index is compiled monthly with 1913 as the original base period. It is based on a detailed bill of quantities of materials and labor, with allowance for contractor's overhead and profits, entering into the structural portion of four representative types of buildings—frame, brick, concrete, and steel—in 30 cities throughout the United States.

Building fixture items, namely plumbing, heating, lighting, sprinkler systems, elevators, etc., are not included. Workmen's compensation, liability insurance, and old-age pension factors are included in the labor portion.

The indexes reflect changes in average price levels with no allowance for the extra costs resulting from overtime wages, premium prices paid for materials, or sacrifice prices and omissions of overhead costs and profits during recession periods. Materials and labor costs are recomputed monthly using normal average prices and wages for the various kinds and grades of materials and classes of building trades. These are verified or adjusted to normal from personal investigation of appraisers and information as to actual costs from clients and others. Weighted average costs are derived for individual buildings. Arithmetic averages are computed from individual buildings and cities to obtain the city and national averages.

The annual indexes are the averages of the monthly indexes.

THE ASSOCIATED GENERAL CONTRACTOR INDEX (Source: The Associated General Contractors of America, Inc., Washington, D.C.)

This index is compiled monthly with 1913 as the original base period. Data cover building construction only and are computed by combining indexes of wages and materials in the proportion of 40 percent for the former and 60 percent for the latter. Wages used in computing this index are for hodcarriers and common laborers combined, and the material prices are for sand, gravel, crushed stone, Portland cement, common brick, lumber (each with a weight of one), hollow tile (weighted one half), and structural and reinforcing steel (each with a weight of one fourth). Wages and prices are reported as of the 15th of each month of the 12 district offices of the Association located in Atlanta, Baltimore, Boston, Chicago, Cincinnati, Cleveland, Detroit, Los Angeles, New York, Philadelphia, St. Louis, and San Francisco.

Annual indexes are averages of the monthly indexes.

E.H. BOECKH AND ASSOCIATES INDEXES (Source: E. H. Boeckh and Associates, Washington, D.C.)

Compiled monthly with 1926-29 as the original base period for three types of construction—residences; apartment, hotel, and office buildings; and commercial and factory buildings. These national indexes are based on indexes for the following types of buildings in 20 major areas:

Residences: The average of the indexes for frame houses and brick houses.

Apartment, hotel, and office buildings: The average of the indexes for apartments, hotels, and office buildings constructed with: (1) brick and wood, (2) brick and concrete, (3) brick and steel.

Commercial and factory buildings: The average of the indexes for commercial and factory buildings constructed with: (1) wood, (2) steel, (3) brick and wood, (4) brick and concrete, (5) brick and steel.

The individual indexes take into account prices for selected building materials, common and skilled labor wage rates, and sales and social security payroll taxes. They are also adjusted to reflect the effects of labor shortages and labor efficiency, as determined by monthly studies in each of the 20 areas.

The selected building materials include common brick, common lumber, Portland cement, structural steel, heating and plumbing equipment, glass, hardware, and paint.

Materials cost data are obtained from local building materials dealers. Wage rate data are obtained primarily from construction contractors and building trade associations. Weights which vary by type of structure are based on studies by the compiler of actual building costs.

Annual indexes are the average of the monthly indexes.

ENGINEERING NEWS-RECORD (ENR) INDEXES (Source: Engineering News-Record, McGraw Hill Publishing Company)

Compiled monthly with 1913 as the original base period for total construction and for buildings.

Both the construction index and the building index have four components, three materials items plus labor. The materials items for both indexes are: (1) the base price of structural steel shapes, (the average for Pittsburgh, Gary, and Birmingham mills); (2) consumers' net price of cement, (ENR 20-city average of f.o.b. bulk prices); and (3) lumber, 2"X4" S4S pine and fir in carload lots (20-city average). The labor component of the construction cost index, which is designed to show the movement of construction cost in general, is the common labor rate (20-city average) while the labor component of the building cost index is the 20-city average for skilled labor.

The two series are weighted by their relative importance as determined by the compilers. A step in arriving at the weights was to place the following elements on a dollar-value basis using 1913 average prices compiled by ENR: The average production of steel and cement in the years 1913, 1916, and 1919; average production of lumber for 1913 and 1916; and the number of common industrial laborers according to the 1910 Census.

A complete description of the quantities, unit prices, and labor rates used in developing the weights for the materials and labor components of both indexes is published in ***Business Statistics***—1963 Edition, a supplement to the Survey of Current Business, published by the Office of Business Economics, U.S. Department of Commerce.

Annual indexes are the averages of the monthly indexes.

HIGHWAY INDEX (Source: Bureau of Public Roads, U.S. Department of Commerce)

This index is compiled quarterly with 1957-59 as the original base period. The index is a composite derived from average unit bid prices for fixed amounts of the following items put in place: (1) common excavation, (2) surfacing (Portland cement concrete and bituminous concrete), and (3) structures (reinforcing steel, structural steel, and structural concrete). The highway index measures price changes for fixed amounts of the items represented.

The base quantities used in this index are as follows: 3,641,885,000 cubic yards of roadway excavation; 154,953,000 square yards of Portland cement concrete surfacing with an average thickness of 9.1 inches; 111,516,000 tons of bituminous concrete surfacing; 2,206,879,000 pounds of reinforcing steel for structures; 2,581,462,000 pounds of structural steel; and 14,583,000 cubic yards of structural concrete.

Annual indexes are the averages of the quarterly indexes.

GEORGE A. FULLER COMPANY INDEX (Source: George A. Fuller Company, New York City, New York)

This index is compiled quarterly with 1914 as the original base period. It represents a repricing of fixed quantities of 36 major cost elements in three commercial type buildings, including structural elements, elevators, wiring, heating, plumbing, ventilating, and employee benefit costs. The elements are weighted on the basis of quarterly job-cost reports made by the compiler. The job-cost reports show the number of man hours of skilled and unskilled labor required; this information is used to adjust the indexes for changes in productivity.

Annual indexes are the averages of the quarterly indexes.

TURNER CONSTRUCTION COMPANY INDEX (Source: Turner Construction Company, New York City, New York)

This index is compiled quarterly with 1939 as the original base period. It represents a measure of building construction costs in eastern cities and is derived from the firm's own cost experience with respect to labor rates, materials prices, competitive conditions, efficiency of plant and management, and productivity. The series also reflects the payment of sales taxes and employee benefit costs.

Annual indexes are the averages of the quarterly indexes.

FARM CONSTRUCTION INDEXES (Source: Economic Research Service, U.S. Department of Agriculture)

These indexes are compiled annually with 1910-14 as the original base period. They represent a weighted average of farm wage rates and prices paid for materials. In compiling the index of farm housing construction costs, prices paid by farmers for building materials are given a weight of 73 percent and farm wage rates a weight of 27 percent. For other farm construction, the corresponding weights are 78 and 22 percent.

HANDY-WHITMAN INDEXES (Source: Computed by Bureau of the Census from data compiled by Whitman, Requardt and Associates, Baltimore, Maryland)

These indexes are compiled semiannually (January and July). They relate to three types of construction--utility buildings, gas plants, and electric light and power plants. For each type, data are compiled for six geographical regions. The original base period for the utility buildings index is 1911-14 and for the other indexes, 1911. The Census Bureau computes semiannual national average indexes for each of the three types of construction as follows:

Utility buildings: The national average is the average of the semiannual indexes for reinforced concrete buildings and brick buildings in each of the six regions.

Electric light and power plants: The national average is the average of the indexes for total construction and equipment of steam operated electric plants in each of the six regions.

COST INDEXES USED IN DERIVING VALUE OF NEW CONSTRUCTION ESTIMATES IN 1957-59 DOLLARS

Type of construction to which specified index is applied	Applicable deflating index		Monthly trend index[1]
	Name of index	Frequency of availability	
Residential buildings (nonfarm)	E. H. Boeckh and Associates–residential	Monthly	
Industrial buildings	Turner Construction Company	Annually	Boeckh–Commercial and factory
Office buildings and warehouses	George A. Fuller Company	Annually	Boeckh–hotel and office
Stores, restaurants, and garages	American Appraisal Company	Monthly	
Educational buildings	American Appraisal Company	Monthly	
Hospital and institutional buildings	American Appraisal Company	Monthly	
Other nonresidential buildings	American Appraisal Company	Monthly	
Farm housing units	Farm housing construction index	Annually	Boeckh–residential
Other farm construction	Other farm construction index	Annually	American Appraisal Company
Railroad and local transit (private)	Interstate Commerce Commission–railroad	Annually	Engineering News-Record–construction
Telephone and telegraph	Bell system telephone plant indexes ("buildings" index and "outside plant" index weighted by relative value of expenditures)	Annually	Engineering News-Record–construction
Electric light and power (private)	Weighted average of: (Weight)		
	*Handy-Whitman–electric plant (9)	Semiannually	Engineering News-Record–construction
	Handy-Whitman–utility building (1)	Semiannually	Boeckh–commercial and factory
Gas	Weighted average of: (Weight)		
	Handy-Whitman–gas plant (9)	Semiannually	Engineering News-Record–construction
	Handy-Whitman–utility building (1)	Semiannually	Boeckh–commercial and factory
Petroleum pipelines	Unweighted average of:		
	Handy-Whitman–electric plant	Semiannually	Engineering News-Record–construction
	Handy-Whitman–gas plant	Semiannually	Engineering News-Record–construction
	Handy-Whitman–utility building	Semiannually	Boeckh–commercial and factory
	Interstate Commerce Commission–railroad	Annually	Engineering News-Record–construction
Military facilities	Unweighted average of:		
	American Appraisal Company	Monthly	
	Bureau of Public Roads	Quarterly	Engineering News-Record–construction
	George A. Fuller Company	Annually	Boeckh–hotel and office
	Turner Construction Company	Annually	Boeckh–commercial and factory
Highways	Bureau of Public Roads	Quarterly	Engineering News-Record–construction
Sewer and water systems	Unweighted average of:		
	Associated General Contractors	Monthly	
	Engineering News-Record–construction	Monthly	
Public service enterprises	Weighted average of: (Weight)		
	Handy-Whitman–electric plant (9)	Semiannually	Engineering News-Record–construction
	Handy-Whitman–utility buildings (1)	Semiannually	Boeckh–commercial and factory
Conservation and development	Unweighted average of:		
	Associated General Contractors	Monthly	
	Engineering News-Record–construction	Monthly	
All other private	Unweighted average of:		
	Associated General Contractors	Monthly	
	Engineering News-Record–construction	Monthly	
All other public	Unweighted average of:		
	Associated General Contractors	Monthly	
	Engineering News-Record–construction	Monthly	

*Whitman, Requardt, and Associates.

[1] Where the applicable deflating index is not available on a monthly basis, monthly deflators are estimated by interpolating between reporting periods and extrapolating from the latest reporting period. An appropriate monthly index (listed under monthly trend index) is used, by linking to the deflating index, to estimate the monthly values of the deflator.

Each of the original source indexes is based on labor costs and prices for materials and mechanical and electrical equipment. Prices of basic materials, including cement, sand, stone, cast iron pipe, and wire, are obtained from standard publications, for example *Engineering News-Record* and *Iron Age*, and checked wherever possible against prices actually being paid for such materials. Labor cost trends are computed from labor rates obtained from the U.S. Department of Labor, labor unions, and the Builders Association of Chicago, among other sources. Mechanical and electrical equipment prices are obtained from nationally known manufacturers.

Annual indexes are the averages of the interpolated monthly indexes.

BELL SYSTEM TELEPHONE PLANT INDEXES (Source: American Telephone and Telegraph Company, New York City, New York)

The American Telephone and Telegraph Company compiles separate annual cost indexes for construction of telephone company buildings and outside plant (e.g., poles, cable, aerial wire, and underground conduits) on a 1957-59 base period. A third cost index for inside plant (central office and station equipment) is also compiled but not used for deflating the value put in place series. These indexes represent price level changes in the total installed cost of telephone buildings and plant. The outside plant index reflects the effect of price changes in the cost of telephone apparatus and the cost of associated installation and engineering.

RAILROAD INDEX (Source: Interstate Commerce Commission)

An index of railroad construction costs is compiled by the Engineering Section of the Bureau of Valuation of the Interstate Commerce Commission. This index is the weighted average for the entire United States of 31 separate indexes for individual operations important in railroad construction. Separate indexes covering grading, tunnel excavation, bridges, ballast haul, and tracklaying and surfacing were developed largely from an analysis of major construction contracts over a period of more than 30 years. The indexes for materials—ties, rails, other track material, ballast, and fences—were based on studies of carriers' returns to Valuation Order 14, joint studies made with various railroad committees, well-known engineering and trade publications, contracts covering major construction projects over a period of 30 years, and other information furnished by individual carriers.

Union Hourly Wage Rates

Union wage scales are those agreed on and incorporated into collective bargaining agreements between trade unions and employers. These define (1) the basic, minimum wage rates excluding holiday, vacation, or other benefit payments regularly made or credited to the worker each pay period, and (2) the maximum schedules of hours paid for at straight-time rates. Rates in excess of the negotiated minimum, which may be paid for special qualifications or other reasons, are not included.

The wage scales of unionized building-trade workers in cities of 100,000 population or more are compiled by the Bureau of Labor Statistics, Department of Labor. The annual data presented herein are based on union scales in effect on July 1 of each year. The initial survey made in 1907 involved 20 trades in 39 cities. The current survey involves 33 trades in 68 cities with populations of 100,000 or more. Data are obtained primarily from local union officials by mail questionnaire.

Contract Construction Employment

Contract construction employment data cover full-time and part-time nonsupervisory construction workers and working foremen who worked during, or received pay for, any part of the pay period which includes the 12th of the month for which data are reported.

Construction workers, as defined in this series, include skilled on-site workers and workers employed in off-site construction operations on both private and public projects. In addition to working foremen, the series covers journeymen, mechanics, apprentices, helpers, and laborers engaged in contract construction operations.

The series excludes self-employed construction workers, working proprietors, and force-account employees (i.e., not on a construction contractor's payroll but working direct for a business or government agency using its own separate work force to perform new nonmaintenance construction on its own properties.)

Payroll and man-hour data are collected from contractors by the Bureau of Labor Statistics, U.S. Department of Labor. Gross average earnings are the actual average payments to the worker for a stated period of time. They include the amounts deducted for social security, withholding taxes, bonds, and union dues. Gross earnings exclude irregular bonuses, retroactive items, payment of various welfare benefits, payroll taxes paid by employers, and earnings for those employees not covered by the production worker categories under nonsupervisory employee definitions.

Average hours relate to hours for which pay was actually received as distinguished from standard or scheduled hours.

Gross average weekly earnings are derived by multiplying average weekly hours by average hourly earnings. Thus weekly earnings are affected not only by changes in gross average hourly earnings, but also by varying length of the workweek, part-time work, stoppages for varying causes, labor turnover, and absenteeism.

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U. S. DEPARTMENT OF COMMERCE FIELD OFFICES
PROVIDE READY ACCESS TO COMMERCE SERVICES

• The Department of Commerce maintains Field Offices in the cities listed below for the purpose of providing ready access to the reports, publications, and services of the Business and Defense Services Administration, Bureau of International Commerce, Clearinghouse for Federal Scientific and Technical Information, Office of Business Economics, and the Bureau of the Census. Information on activities of the National Bureau of Standards, Patent Office, and the Economic Development Administration is also available.

• Experienced personnel will gladly assist in the solution of specific problems, explain the scope and meaning of regulations administered by the Department, and provide practical assistance in the broad field of domestic and foreign commerce. Field offices act as official sales agents of the Superintendent of Documents and stock a wide range of official Government publications relating to business. Each office maintains an extensive business reference library containing periodicals, directories, publications, and reports from official as well as private sources.

• Approximately 600 Chambers of Commerce, Manufacturers Associations, and similar business groups are official Cooperative Offices of the Department where many of the basic publications and reports of the Department are on file and available for consultation. If specific information is not on hand in the Cooperative Office, your problem will be referred to the nearest Department field office.

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DOMESTIC TRADE

Population Count and Characteristics
Housing Statistics
Detailed Agricultural Data on County Basis
Retail, Wholesale and Service Business
Estimates on Population Movements
National Income Statistics
Regional Trends in United States Economy
Biennial Volume on Business Statistics
Current Releases and Business Indicators
Research Sources on Market Potentials
Development and Maintenance of Markets
Reports on Governmental and Private Technical Research
Regional and Community Development Techniques
Information on Government Procurement, Sales and Contracts

FOREIGN TRADE

Tariff Rates of Foreign Countries on Specific American Products
Regulations Bearing on the Control of Exchange Abroad
Administration of Regulations Imposing Import Quotas and the Details of Import Licensing Procedures in Overseas Markets
Facts on Economic and Trade Conditions
Business Information on Foreign Firms
Documentation of Export and Import Shipments, Both Here and Abroad
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Albuquerque, N. Mex., 87101, U.S. Courthouse. 247-0311.
Anchorage, Alaska, 99501, 306 Loussac-Sogn Building. Phone: 272-6331.
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Cincinnati, Ohio, 45202, 8028 Federal Office Building, 550 Main Street. Phone: 684-2944.
Cleveland, Ohio, 44101, 4th Floor, Federal Reserve Bank Bldg., East 6th St. & Superior Ave. Phone: 241-7900.
Dallas, Tex., 75202, Room 1200, 1114 Commerce Street. RIverside 9-3287.
Denver, Colo., 80202, 16407 Federal Building, 20th and Stout Street. Phone: 297-3246.
Des Moines, Iowa, 50309, 1216 Paramount Building, 509 Grand Avenue. Phone: 284-4222.
Detroit, Mich., 48226, 445 Federal Bldg. 226-6088.
Greensboro, N.C., 27402, 412 U.S. Post Office Building. Phone: 275-9111.
Hartford, Conn., 06103, 18 Asylum St. Phone: 244-3530.
Honolulu, Hawaii, 96813, 202 International Savings Bldg., 1022 Bethel Street. Phone: 588977.
Houston, Tex., 77002, 5102 Federal Bldg., 515 Rusk Ave. Phone: 228-0611.
Jacksonville, Fla., 32202, 512 Greenleaf Building, 208 Laura Street. Phone: 354-7111.
Kansas City, Mo., 64106, Room 2011, 911 Walnut Street. BAltimore 1-7000.
Los Angeles, Calif., 90015, Room 450, Western Pacific Building, 1031 S. Broadway. Phone: 688-2833.
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Milwaukee, Wis., 53203, Straus Bldg., 238 W. Wisconsin Avenue. Phone: BR 2-8600.
Minneapolis, Minn., 55401, 306 Federal Building, 110 South Fourth Street. Phone: 334-2133.
New Orleans, La., 70130, 909 Federal Office Building (South), 610 South Street. Phone: 527-6546.
New York, N.Y., 10001, 61st Fl., Empire State Bldg., 350 Fifth Avenue. LOngacre 3-3377.
Philadelphia, Pa., 19107, Jefferson Building, 1015 Chestnut Street. Phone: 597-2850.
Phoenix, Ariz., 85025, 5413 New Federal Building, 230 N. First Avenue. Phone: 261-3285.
Pittsburgh, Pa., 15222, Room 2201, Federal Building, 1000 Liberty Avenue. Phone: 644-2850.
Portland, Oreg., 97204, 217 Old U. S. Courthouse, 520 S. W. Morrison Street. Phone: 226-3361.
Reno, Nev., 89502, 2028 Federal Building, 300 Booth Street. Phone: 784-5203.
Richmond, Va., 23240, 2105 Federal Building, 400 North 8th Street. Phone: 649-3611.
St. Louis, Mo., 63103, 2511 Federal Building, 1520 Market Street. MAin 2-4243.
Salt Lake City, Utah, 84111, 3235 Federal Building, 125 South State Street. Phone: 524-5116.
San Francisco, Calif., 94102, Federal Building, Box 36013. 450 Golden Gate Avenue. Phone: 556-5864.
Santurce, Puerto Rico, 00907, Room 628, 605 Condado Avenue. Phone: 723-4640.
Savannah, Ga., 31402, 235 U. S. Courthouse and Post Office Bldg., 125-29 Bull Street. Phone: 232-4321.
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